File 43

TRUSTEE'S DEED

Richard D. Taylor, Jr.
Successor-Trustee

to

Manufacturer's Hanover Mortgage Corp.
27555 Farmington Road
P.O. Box 1800
Farmington Hills MI 48018

SEND TAX BILLS HERE

BOOK 6299 PAGE 516

Map # 82-7
Parcel # 235
Field Book # 2020/50 40

WHEREAS, Grady L. Hall executed a deed of trust on the 19th day of December, 1980, which was recorded in Book 5693, Page 593 Register's Office for Davidson County, Tennessee, conveying to Theodore E. Carver, Trustee, the hereinafter described property to secure payment to The Greater Suburban Mortgage Company, a California corporation, of a promissory note fully described in said deed of trust; and

WHEREAS, the obligation secured by said deed of trust was expressly assumed by Joseph Ewing Sr., and Emma B. Ewing in a deed dated March 9, 1982 and of record in Book 5859, Page 564, said Register's Office; and

WHEREAS, the note secured by said deed of trust was assigned by The Greater Suburban Mortgage Company to Genstar Pacific Financial Corporation, Western Mortgage Corporation Division, a Delaware Corporation by an instrument dated the 30th day of December, 1980 and of record in Book 5780, Page 296, said Register's Office; and

WHEREAS, the Genstar Pacific Financial Corporation, Western Mortgage Corporation Division assigned said note secured by said deed to trust to Genstar Mortgage Corporation by a document dated the 26th day of May, 1983, and of record in Book 6077, Page 876, said Register's Office; and

WHEREAS, said note secured by said deed of trust was further assigned by the Genstar Mortgage Corporation to Manufacturer's Hanover Mortgage Corporation by an instrument dated the 2nd day of August, 1983, and of record in Book 6189, Page 706, Register's Office of Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance

with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the Grantor herein, as Successor-Trustee was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said deed of trust, said advertisement being made for twenty-one (21) days of weekly notices published in the Nashville Record Newspaper, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the said advertisement, said sale was held at the time and place advertised, to-wit: May 21, 1984 at 11:30 A.M. at the Courthouse in Nashville, Tennessee, at public outcry to the highest and best bidder for cash and free from the equity of redemption, homestead, dower and all other rights and exemptions of every kind, all of which was expressly waived in said deed of trust; and the Grantee herein, Manufacturer's Hanover Mortgage Corporation, being the highest and best bidder at said sale, with a bid of Thirty One Thousand, Seven Hundred, Forty One Dollars and Fifty five cents ($31,741.55), subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the sale held hereunder, as aforesaid;

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Thirty One Thousand, Seven Hundred, Forty One Dollars and Fifty five cents ($31,741.55), paid by Manufacturer's Hanover Mortgage Corporation, the receipt of which is hereby acknowledged, I, Richard D. Taylor, Jr., Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Manufacturer's Hanover Mortgage Corporation, its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lt No. 9 on the map of R.D. Goodlett and Others' Re-Subdivision of Lots Nos. 33 and 40 inclusive of Dr. V.S. Lindsley's Addition, as of record in Book 57, Page 96, Register's Office for Davidson County.

Said Lot No. 9 fronts 40 feet on the easterly side of the North Second Street and runs back between parallel lines 174 1/2 feet to an alley.

Being the same property conveyed to Joseph Ewing, Sr. and Emma B. Ewing by a deed of record in Book 5859, Page 564, R.O.D.C.

This is improved property also known as 703 North Second Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Manufacturer's Hanover Mortgage Corporation, its successors and assigns forever as fully and completely as the successor-trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as successor-trustee; and said successor-trustee, the Grantor herein, does hereby transfer and assign to Manufacturer's Hanover Mortgage Corporation, its successors and assigns all the warranties and covenants made in said deed of trust.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property and any applicable statutory redemption pursuant to T.C.A §66-8-101.

IN WITNESS WHEREOF, the said Richard D. Taylor, Jr., Successor-Trustee, is herein to set his hand this 21st day of May, 1984.

124860
IDENTIF. REFERENCE
MAY 25 9 26 AM '84
FEE
REGISTER
DAVIDSON COUNTY, TN

Richard Taylor Jr.
Richard D. Taylor, Jr.
Successor-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard D. Taylor, Jr., Successor-Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of May, 1984.

Notary Public

My Commission Expires:

1-20-86

THIS INSTRUMENT PREPARED BY:

Richard D. Taylor, Jr.
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 31,741.55.

Richard Taylor, Jr.
AFFIANT

Sworn to and subscribed before me

this 21st day of May, 1984.

NOTARY PUBLIC

My Commission Expires:

4-22-86

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

Book 6299 Page 520

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

31741.55- CAMT.
82.42 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 94.92-
9399A05/25/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2446

Identify Referenced
May 25 9:30 AM '84
Felix Z. Wilson II
Register
Davidson County, Tn

No.0038838