B0443

TRUSTEE'S DEED

Michael J. Philbin,
Successor-Trustee

to

Educators Credit Union
1701 Twenty-First Avenue, South
P. O. Box 120729
Nashville, TN 37212-0729

(SEND TAX BILLS HERE)

Map # 107-14
Parcel # 74
Field Book # 2DA 56485

BOOK 5355 PAGE 716

WHEREAS, Roland A. Dean et ux, Loraine A. Dean executed a deed of trust on the 5th day of October, 1961, which was recorded in Book 3292, Page 147, Register's Office for Davidson County, Tennessee, conveying to Edward W. Lee, Trustee, the hereinafter described property to secure payment to The Nashville Mortgage and Realty Co. of a promissory note fully described in said deed of trust; and

WHEREAS, the aforesaid note and deed of trust were subsequently assigned to Lincoln National Life Insurance Company and thereafter to Mid-State Educators Credit Union (now Educators Credit Union) by instruments not of record; and

WHEREAS, the aforesaid note and deed of trust was assumed by Ginger Pearson in an instrument recorded in Book 5678, page 683, Register's Office for Davidson County, Tennessee; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Michael J. Philbin was appointed Successor-Trustee, said appointment being dated the 18th day of July, 1984, and recorded in Book 6348, Page 316, Register's Office for 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 purblished in the Nashville Record, 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: August 6, 1984 at 10:00 a.m. at the front

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door of the Courthouse in Nashville, Davidson County, Tennesseee, 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, Educators Credit Union, being the highest and best bidder at said sale, with a bid of Thirty Thousand and No/100 Dollars ($30,000.00), 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 Thousand and No/100 Dollars ($30,000.00), paid by Educators Credit Union, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Educators Credit Union, 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 Lot No. 142 on the Map of Mire Meadows Subdivision, as of record in Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 142 fronts 35 feet on the easterly side of Aladdin Drive and runs back 164.1 feet on the northerly line and 142.6 feet on the southerly line to a dead line on which it measures 92 feet.
>
> Being the same property conveyed to Ginger Pearson by an instrument dated the 14th day of November, 1980, of record in Book 5678, page 683, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 906 Aladdin Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Educators Credit Union, 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 Educators Credit Union, 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. Section 66-8-101.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 6th day of August, 1984.

Michael J. Philbin, Successor-Trustee
Michael J. Philbin
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 Michael J. Philbin, 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 6th day of August, 1984.

NOTARY PUBLIC

My commission expires:
1-18-87

THIS INSTRUMENT PREPARED BY:

Michael J. Philbin
ADAMS, TAYLOR, PHILBIN, PIGUE AND MARCHETTI
One Union Street
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

AFFIANT

Sworn to and subscribed before me

this 6th day of August, 1984.

NOTARY PUBLIC

My commission expires:
1-18-87

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IDENTIF. REFERENCE

AUG 8 3 02 PM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN