B0743

TRUSTEE'S DEED

BOOK 6389 PAGE 68

Richard D. Taylor, Jr.
Successor-Trustee

TO

The Manufacturers Hanover
Mortgage Corp.
27555 Farmington Road
P.O. Box 1800
Farmington Hills, MI 48018
SEND TAX BILLS HERE

Map # 61-6
Parcel # 80
Field Book # 12DZ10445

WHEREAS, Joyce Eller executed a deed of trust on the 16th day of March, 1979, which was recorded in Book 5406, page 9, Register's Office for Davidson County, Tennessee, conveying to David E. Mead , Trustee, the hereinafter described property to secure payment to Greater Suburban Mortgage Company, a California corporation, of a promissory note fully described in said deed of trust; and

WHEREAS, Robert M. Morrison and Mary R. Ely expressly assumed and agreed to pay said obligation in an instrument dated the first day of September, 1979, and of record in Book 5494, page 257, Register's Office for Davidson County, Tennessee; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Richard D. Taylor, Jr., was appointed Successor-Trustee, said appointment being dated the 30th day of August, 1984, and recorded in Book 6381, page 437, 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 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: 17th day of September, 1984 at 12:00 noon, 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, Manufacturers Hanover Mortgage Corporation, being the highest and best bidder at said sale, with a bid of Thirty-Five Thousand Two Hundred Twenty-Nine Dollars and Fifty-Six Cents ($35,229.56), 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-Five Thousand Two Hundred Twenty-Nine Dollars and Fifty-Six Cents ($35,229.56), paid by Manufacturers Hanover Mortgage Corp., 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 transferand convey unto Manufacturers Hanover Mortgage Corp., its successors and assigns, the following tract of land in Davidson Couinty, Tennessee, and more particularly described as follows, to-wit:

> Being the east part of Lot No. 208 on the map of Maplewood Heights Subdivision, Section II, as of record in Book 547, page 104, Register's Office for Davidson County, Tennessee. Said part of Lot No. 208 fronts 92.2 feet on the south side of Maplewood Lane and runs back between lines, 208.6 feet on the east line and 190.2 feet, more or less, on the west line, to the north line of Lot No. 206, measuring 90 feet thereon.
>
> Being the same property conveyed by Joyce Eller to Robert M. Morrison and Mary R. Ely by an instrument dated the first day of September, 1979, and of record in Book 5494, Page 257.
>
> This is improved property also known as 702 Maplewood Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Manufacturers 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 Manufacturers 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, has hereunto set his hand this 17th day of September, 1984.

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 17th day of September, 1984.

Beverly J. Yarbrough
Notary Public

My Commission Expires: 1-18-87

THIS INSTRUMENT PREPARED BY:
Richard D. Taylor, Jr.
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street
Nashville, Tennessee 37201

I.D. REGISTER'S OFFICE DAVIDSON COUNTY, TN
SEP 20 3 49 PM '84
IDENTIF. REFERENCE
I 5 2 0 4 8

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $35,229.56.

Richard Taylor Jr.
Affiant

Sworn to and subscribed before me this 17th day of September, 1984.

Beverly J. Yarbrough
Notary Public

My Commission Expires: 1-18-87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6389 PAGE 71

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

35229.56- CAMT.
91.52 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 101.02-
3307A09/25/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 52 0 4 8

IDENTIF. REFERENCE

SEP 25 3 49 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0071760