TRUSTEE'S DEED

MICHAEL J. PHILBIN,
Successor-Trustee

to

US COURTHOUSE CREDIT UNION
P. O. Box 25047
Nashville, Tennessee 37202
(SEND TAX BILLS HERE)

Map #91-8
Parcel #53
Field Book #12W-07076

WHEREAS, Frances J. Murphy and Thomas E. Waters executed a deed of trust on the 7th day of October, 1980, which was recorded in Book 5664, page 346, Register's Office for Davidson County, Tennessee, conveying to Thomas H. Burke, Trustee, the hereinafter described property to secure payment to US Courthouse Credit Union of a promissory note fully described in said deed of trust; 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 17th day of December, 1984, and recorded in Book 6459, Page 90, 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, 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: January 7, 1985 at 10:00 a.m. at the front door of the Courthouse in Nashville, Davidson County, 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, US Courthouse Credit Union, being the highest and best

01/08 43.56- CHECK
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bidder at said sale, with a bid of Thirteen Thousand Seventy-Four and 56/100 Dollars ($13,074.56), 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 Thirteen Thousand Seventy-Four and 56/100 Dollars ($13,074.56), paid by US Courthouse 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 US Courthouse Credit Union, its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Being Lot No. 39 on the Map of L. H. Davis' Subdivision, of lot No. 41 of the Clifton Plan of Lots, as of record in Book 57, page 100, Register's Office for said County.
>
> Said Lot No. 39 fronts 50 feet on the easterly side of 43rd Avenue, North and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Frances J. Murphy, unmarried, by deed from Lonnie M. Johnson and wife, Jackie D. Johnson, of record in Book 5664, page 343, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 1005-43rd Avenue, North, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said US Courthouse 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 trnasfer and assign to US Courthouse 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. §66-8-101. BOOK 6470 PAGE 258

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 7th day of January, 1985.

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 7th day of January, 1985.

Janice M. Hoyle
NOTARY PUBLIC

My Commission Expires: 4-17-88

THIS INSTRUMENT PREPARED BY:
Michael J. Philbin
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 $13,074.56.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me

this 7th day of January, 1985.

Janice M. Hoyle
NOTARY PUBLIC

My Commission Expires:

JAN 8 3 10 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

1.7.5.4.4.

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

RECEIVED OF _____

FOR _____

BOOK 6470 PAGE 259

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
			13074.56- MAMT.	
			34.06 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			13074.56 MAMT.	
			13074.56 TAMT.	
			CHECK	43.56-
			0376A01/08/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.7.5.4.4.

IDENTIF. REFERENCE

JAN 8 3 18 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 99642