File 43

TRUSTEE'S DEED

Richard D. Taylor, Jr.
Successor-Trustee

to

Chemical Mortgage Company
101 East Town Street
Columbus, Ohio 43215

SEND TAX BILLS HERE

Map #95-5-A
Parcel #30 CO
Field Book #3DZ 39705

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WHEREAS, Virgil H. Hammontree and wife, Rebecca C. Hammontree executed a deed of trust on the 15th day of April, 1981, which was recorded in Book 5748, Page 290, Register's Office for Davidson County, Tennessee, conveying to Edward Seddon, Trustee, the hereinafter described property to secure payment to the Chemical Mortgage Company, an Ohio corporation, of a promissory note fully described in said deed of trust; and

WHEREAS, said property was conveyed by Virgil T. Hammontree to Rebecca C. Hammontree by an instrument dated the 10th day of August, 1982, and of record in Book 5922, Page 919, 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 11th day of April, 1985, and recorded in Book 6542, Page 489, 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 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: April 29, 1985 at 10:00 a.m. at 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; also, subject to any statutory right of redemption in the event that the waiver in said deed of trust of the statutory right of redemption inferred upon the mortgagor pursuant to Tennessee Code Annotated §66-8-101 was deemed ineffective; and the Grantee herein, the Chemical Mortgage Company, an Ohio corporation, being the highest and best bidder at said sale, with a bid of Forty-Seven Thousand One Hundred Ten and 51/100 Dollars ($47,110.51), 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 Forty-Seven Thousand One Hundred Ten and 51/100 Dollars ($47,110.51), paid by the Chemical Mortgage Company, an Ohio 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 the Chemical Mortgage Company, an Ohio corporation, its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows:

> Being Lot No. 30 on the Plan of Belle Acres, Section One, of record in Plat Book 5200, page 227, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Virgil H. Hammontree and wife, Rebecca C. Hammontree, by an instrument dated the 15th day of April, 1981, of record in Book 5748, Page 288, Register's Office for Davidson County, Tennessee, and subsequently conveyed to Rebecca C. Hammontree by an instrument dated August 10, 1982, of record in Book 5922, page 919, Register's Office for said County..

This is improved property also known as 1816 Meadowcliff, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Chemical Mortgage Company, an Ohio 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 the Chemical Mortgage Company, an Ohio 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., Trustee, has hereunto set his hand this 29th day of April, 1985.

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 29th day of April, 1985.

NOTARY PUBLIC

My Commission Expires: 7-27-86

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 $47,110.51.

Richard D. Taylor Jr.
AFFIANT

Sworn to and subscribed before me this 29th day of April, 1985.

Ruth M. Baker
NOTARY PUBLIC

My Commission Expires: 7-27-85

RECEIVED
MAY 9 11 31 AM '85
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

J 0 3 1 2 6

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

RECEIVED OF _____

FOR _____

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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

47110.51- CAMT.
122.46 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 134.96-
608|A05/09/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J03126

IDENTIF. REFERENCE

MAY 9 11 31 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 132807