TRUSTEE'S DEED

BOOK 5814 PAGE 735

MICHAEL J. PHILBIN,
Successor-Trustee

to
OWNER
ASSOCIATES FINANCIAL SERVICES
COMPANY OF TENNESSEE, INC.
601 Broadway
P. O. Box 1106
Nashville, Tennessee 37202
SEND TAX BILLS HERE

Map #60-1
Parcel #140
Field Book #12DZ 95987

WHEREAS, John L. Patton and wife, Mary L. Patton, executed a deed of trust on the 18th day of September, 1979, which was recorded in Book 5502, Page 44, Register's Office for Davidson County, Tennessee, conveying to Harl Rose, Trustee, the property hereinafter described to secure payment to Associates Financial Services Company of Tennessee, Inc., of a promissory note referred to 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 6th day of March, 1986, and recorded in Book 6801, Page 871, 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 the 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, the sale was advertised in accordance with the terms of the deed of trust, said advertisement being made for twenty-one (21) days by three 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: March 24, 1986 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

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exemptions of every kind, all of which were expressly waived in said deed of trust; and

WHEREAS, the Grantee herein, Associates Financial Services Company of Tennessee, Inc., being the highest and best bidder at said sale with a bid of Twelve Thousand Nine Hundred Forty-Three and 56/100 Dollars ($12,943.56), was duly declared the purchaser at said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the notice of sale hereinabove referred to.

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Twelve Thousand Nine Hundred Forty-Three and 56/100 Dollars ($12,943.56), paid by Associates Financial Services Company of Tennessee, Inc., 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 Associates Financial Services Company of Tennessee, Inc., its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Being Lot No. 136 on the Plan of Golden Valley Estates, Section One, as of record in Book 4175, Page 142, Register's Office for said County.
>
> Said Lot No. 136 fronts 54.38 feet along the southerly margin of Greggwood Drive and extends back between lines 149.68 feet on the easterly line and 144.81 feet on the westerly line to a broken line in the rear which measures 74.37 feet thereon.
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> Being the same property conveyed to John L. Patton, by deed from Custom Builders' Steel, Inc., of record in Book 4624, Page 392, Register's Office for Davidson County, Tennessee and by deed from Sandra Ann Patton of record in Book 5278, Page 651, R.O.D.C..
>
> This is improved property also known as 3109 Greggwood Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Associates Financial Services Company of Tennessee, Inc., 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 Associates Financial Services Company of Tennessee, Inc., its successors and assigns all the warranties and covenants made in said deed of trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory right of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property. This conveyance is also subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 24th day of March, 1986.

Michael J. Philbin, 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 or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of March, 1986.

Janice M. Hoyle
NOTARY PUBLIC

My Commission Expires: 4-17-88

THIS INSTRUMENT PREPARED BY:
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 $12,943.56.

AFFIANT

Sworn to and subscribed before me this 24th day of March, 1986.

Janice M. Hoyle
NOTARY PUBLIC

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
MAR 27 1 54 PM 1986
IDENTIFICATION REFERENCE
86656

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

RECEIVED OF _____

FOR _____ BOOK 6814 PAGE 738

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
			12943.56 CAPT.	
			33.54 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 43.04-	
7282403/27/86			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8665 IDENTIFICATION REFERENCE

MAR 27 1 04 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 231502