TRUSTEE'S DEED

BOOK 6828 PAGE 815

Michael J. Philbin,
Successor-Trustee

to

SMITH SECKMAN REID, INC.
2135 Blakemore Ave.
Nashville, Tennessee 37212
SEND TAX BILLS HERE

Map #162-2
Parcel #126
Field Book #5DU-51461

WHEREAS, Joseph G. Callahan and wife, Phyllis J. Callahan, executed a deed of trust on the 29th day of March, 1971, which was recorded in Book 4489, Page 585, Register's Office for Davidson County, Tennessee, conveying to J. G. Palmer, Trustee, the property hereinafter described for the purpose of securing the payment of a promissory note to Noel-Palmer Mortgage Company, Inc., which note is referred to in said deed of trust; and

WHEREAS, the obligations of the aforesaid deed of trust and note were subsequently assumed by Mark B. Llewellyn and wife, Wanda J. Llewellyn in a deed of record in Book 5447, Page 240, R.O.D.C.; and

WHEREAS, the obligations of the aforesaid deed of trust and note were subsequently assumed by Michael Kevin Ryman and wife, Barbara C. Ryman, in a deed of record in Book 5747, Page 593, R.O.D.C.; 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 20th day of March, 1986, and recorded in Book 6817, Page 52, 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 having been 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: April 14, 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 in bar of all equities of redemption, homestead, dower, and all other rights or exemptions of every kind, all of which were expressly waived in said deed of trust; and

WHEREAS, the Grantee herein, Smith Seckman Reid, Inc., being the highest and best bidder at said sale with a bid of Fifty-One Thousand and No/100 Dollars ($51,000.00), 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 Fifty-One Thousand and No/100 Dollars ($51,000.00), paid by Smith Seckman Reid, 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 Smith Seckman Reid, 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. 163 on the Plan of Colewood Acres, Section 2, as of record in Book 3700, Page 135, Register's Office for said County.
>
> Said lot fronts 77.60 feet on the northerly side of Coleridge Drive and extends back 122.8 feet on the easterly line and 200.40 feet on the westerly line to a dead line, which is a broken line and measures 110.3 feet thereon.

Being the same property conveyed to Joseph G. Callahan and wife, Phyllis J. Callahan, by deed from James M. Lawrence and wife, Betty M. Lawrence, of record in Book 4489, Page 582, and subsequently conveyed to Michael Kevin Ryman and wife, Barbara C. Ryman, by deed of record in Book 5747, Page 593, Register's Office for Davidson County, Tennessee.

This is improved property also known as 4060 Coleridge Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Smith Seckman Reid, 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 Smith Seckman Reid, 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 14th day of April, 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 14th day of April, 1986.

Janice M. Doyle
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 $51,000.00.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 14th day of April, 1986.

Janice M. Doyle
NOTARY PUBLIC

My Commission Expires: 4-17-88

9 1 4 5 8

IDENTIFICATION REFERENCE

APR 14 1 09 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3022 04/14 145.10- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6828 PAGE 819

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
			51000.00- CAMT.	
			132.60 CSTAX	
			.50 PRFEE.	
			12.00 WDE.D	
			CHECK 145.10-	
3022	A	04/14/86	SAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91458

IDENTIFICATION REFERENCE

APR 14 | 59 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 237118