TRUSTEE'S DEED

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Michael J. Philbin and
Richard D. Taylor, Jr.,
Successor-Trustees

to

Buckeye Federal Savings & Loan
Association
733 Greencrest Drive
Westerville, Ohio 40381
SEND TAX BILLS HERE

Map # 149-8
Parcel # 80
Field Book # 2D-58235

WHEREAS, Sherman E. Nickens and wife, Dorothy L. Nickens, executed a deed of trust on the 28th day of September, 1984, which was recorded in Book 6399, Page 173, Register's Office for Davidson County, Tennessee, conveying to Tim N. Taylor, Trustee, the property hereinafter described for the purpose of securing the payment of a promissory note to Buckeye Federal Savings & Loan Association, 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 Robert E. Wood, in his capacity as Trustee in an instrument dated the 12th day of December, 1984, not of record; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Michael J. Philbin and Richard D. Taylor, Jr. were appointed Successor-Trustees, said appointment being dated the 12th day of February, 1986, and recorded in Book 6789, Page 600, 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 Grantors herein, as Successor-Trustees, were 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 8, 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, the statutory right 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, Buckeye Federal Savings & Loan Association, being the highest and best bidder at said sale with a bid of Sixty Thousand Four Hundred Fifty and No/100 Dollars ($60,450.00), 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 Sixty Thousand Four Hundred Fifty and No/100 Dollars ($60,450.00), paid by Buckeye Federal Savings & Loan Association, the receipt of which is hereby acknowledged, we, Michael J. Philbin and Richard D. Taylor, Jr., Successor-Trustees, have this day bargained and sold and by these presents do hereby transfer and convey unto Buckeye Federal Savings & Loan Association, 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. 32B on the Plan of Edge-O-Lake, Section 21, Zone Lot Division Lot Nos. 10-16 & 18-43, as of record in Book 6250, Page 111, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Sherman E. Nickens and wife, Dorothy L. Nickens, by deed of record in Book 6283, Page 100, and subsequently conveyed to Robert E. Wood, Trustee, by deed of record in Book 6451, Page 814, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 607 Alison Court, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Buckeye Federal Savings & Loan Association, its successors and assigns forever as fully and completely as the Successor-Trustees can or ought to convey under the power vested in them in said deed of trust and their appointment as Successor-Trustees; and said Successor-Trustees, the Grantors herein, do hereby transfer and assign to Buckeye Federal Savings & Loan Association, 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 and Richard D. Taylor, Jr., Successor-Trustees, have hereunto set their hands this 8th day of April, 1986.

Michael J. Philbin, Trustee
Michael J. Philbin
Successor-Trustee

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 Michael J. Philbin and Richard D. Taylor, Jr., Successor-Trustees, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of April, 1986.

NOTARY PUBLIC

My Commission Expires: 4-17-88

NOTARY PUBLIC DAVIDSON COUNTY, TENN. JANICE M. HOYLE

OFFICIAL RECEIPT

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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 $60,450.00

Michael J. Pr...
AFFIANT

Sworn to and subscribed before me this 8th day of April, 1986.

Janice M. Doyle
NOTARY PUBLIC

My Commission Expires: 4-17-88

JANICE M. DOYLE NOTARY PUBLIC DAVIDSON COUNTY

93291

IDENTIFICATION REFERENCE

APR 21 2 57 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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
			60450.00- CONT.	
			157.04 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 163.54-	
52|4404/21/86			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93291 IDENTIF. REFERENCE
APR 21 2 57 PM '86
FELIX Z. WILSON II-REGISTER
DAVIDSON COUNTY, TN

No. 239252