Rush

BOOK 6884 PAGE 272

TRUSTEE'S DEED

Michael J. Philbin,
Successor-Trustee

to

Federal National Mortgage
Association
100 Peachtree Street, NW
Atlanta, Georgia 30303
SEND TAX BILLS HERE

Map #150-10
Parcel #10
Field Book #2D-53445

WHEREAS, Larry R. Crim and wife, Annette Crim, executed a deed of trust on the 12th day of October, 1979, which was recorded in Book 5516, Page 80, Register's Office for Davidson County, Tennessee, conveying to Wayne R. Tate, Trustee, the property hereinafter described for the purpose of securing the payment of a promissory note to Molton, Allen & Williams, Inc., which note is 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 May, 1986, and recorded in Book 6865, Page 479, 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: June 9, 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, Federal National Mortgage Association, being the highest and best bidder at said sale with a bid of Sixty-Five Thousand Five Hundred Eighty-Nine and 96/100 Dollars ($65,589.96), 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-Five Thousand Five Hundred Eighty-Nine and 96/100 Dollars ($65,589.96), paid by Federal National Mortgage Association, 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 Federal National Mortgage 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. 117 on the Plan of Cherry Hills, Section 10-A, as of record in Plat Book 4860, Page 97, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Larry R. Crim and wife, Annette Crim, by deed from H. Kenneth Hallman and wife, Marie H. Hallman, of record in Book 5516, Page 77, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 121 Cedarcroft Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Federal National Mortgage Association, 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 Federal National Mortgage 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, Successor-Trustee, has hereunto set his hand this 9th day of June, 1986.

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

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IDENTIFICATION
JUN 11 3 26 PM '86
PAUL Z. WILSON II-REGISTER
DAVIDSON COUNTY, TN

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 9th day of June, 1986.

Janice M. Hoyle
NOTARY PUBLIC

JANICE M. HOYLE NOTARY PUBLIC DAVIDSON COUNTY

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 $65,589.96.

AFFIANT

Sworn to and subscribed before me this 9th day of June, 1986.

JANICE M. HOYLE NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires