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TRUSTEE'S DEED BOOK 6889 PAGE 453

Michael J. Philbin,
Successor-Trustee

to

Sovran Mortgage Corporation
P. O. Box 26388
Richmond, Virginia 23260
SEND TAX BILLS HERE

Map #83-2
Parcel #77
Field Book #27W 16165

WHEREAS, Richard C. Smithson, Jr. executed a deed of trust on the 21st day of May, 1979, which was recorded in Book 5447, Page 219, Register's Office for Davidson County, Tennessee, conveying to G. Thomas Shields, Trustee, the property hereinafter described for the purpose of securing the payment of a promissory note to Sovran Mortgage Corporation, 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 22nd day of May, 1986, and recorded in Book 6869, Page 416, 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 16, 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, Sovran Mortgage Corporation, being the highest and best bidder at said sale with a bid of Thirty-Six Thousand Three Hundred Fifty-Six and 29/100 Dollars ($36,356.29), 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 Thirty-Six Thousand Three Hundred Fifty-Six and 29/100 Dollars ($36,356.29), paid by Sovran Mortgage Corporation, 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 Sovran Mortgage Corporation, 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. 7 on the Plan of Sharpe and Horne's Subdivision of Elwood Place of record in Book 332, Page 18, R.O.D.C.
>
> Said Lot No. 7 fronts 50 feet on the northerly margin of Roberts Avenue and extends back 170.5 feet on the easterly and westerly lines to a line in the rear measuring 50 feet thereon.
>
> Being the same property conveyed to Richard C. Smithson, Jr., by deed from Charles H. Minchey and wife, Helen L. Minchey, of record in Book 5447, Page 216, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 1425 Roberts Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Sovran Mortgage 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 Sovran Mortgage Corporation, 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 16th day of June, 1986.

1 1 4 2 8

IDENTIFICATION REFERENCE

JUN 17 3 00 PM '86

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

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 16th day of June, 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 $36,356.29.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 16th day of June, 1986.

Janice M. Hoyle
NOTARY PUBLIC

My Commission Expires: 4-17-88

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

RECEIVED OF _____

FOR _____

BOOK 6889 PAGE 456

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			36356.29- CONT.	
			94.64 CSTAX	
			.50 PRFEE	
			9.00 WDDEED	
			CHECK	104.14-
6552406/17/86				.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1142 d

IDENTIFICATION REFERENCE

JUN 17 3 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 260110