# TRUSTEE'S DEED

Michael J. Philbin,
Successor-Trustee

to

Sovran Mortgage Corporation
201 E. Cary Street
Richmond, Virginia 23260
SEND TAX BILLS HERE

Map #162-3
Parcel #370
Field Book #5DU 53429

WHEREAS, James Robert Thames, III and wife, Peggy L. Thames, executed a deed of trust on the 8th day of August, 1983, which was recorded in Book 6112, Page 467, re-recorded in Book 6152, Page 804, and re-recorded in Book 6159, Page 916, Register's Office for Davidson County, Tennessee, conveying to Mike Padalino, Trustee, the property hereinafter described for the purpose of securing the payment of a promissory note to Engel Mortgage Company, 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 11th day of June, 1986, and recorded in Book 6889, Page 452, 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: July 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, 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 Fifty-Five Thousand Six Hundred Twenty and 28/100 Dollars ($55,620.28), 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-Five Thousand Six Hundred Twenty and 28/100 Dollars ($55,620.28), 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. 90 on the Plan of Haywood Hills, Section 5, of record in Book 4675, Page 143, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 90 fronts 35.0 feet on the east margin of Algonquin Court and extends back 151.6 feet on the south line and 139.3 feet on the north line to a line in the rear measuring 119.07 feet.
>
> Being the same property conveyed to James Robert Thames III and wife, Peggy L. Thames, by deed of record in Book 6112, Page 464, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 920 Algonquin 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 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 8th day of July, 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 8th day of July, 1986.

NOTARY PUBLIC

My Commission Expires: 7-17-88

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 $55,620.28.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 7-17-88

FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TN
Jul 10 3 06 PM '86
IDENTIFICATION REFERENCE
19134

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6913 PAGE 627

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

5[illegible]620.00- CNIT
155.63 CSTTX
.50 PRFE
9.00 WDE
CHECK 165.13-
5636A07/10/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 4

1 9 1

IDENTIFICATION REFERENCE

JUL 10 3 06 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 269048