TRUSTEE'S DEED

Michael J. Philbin,
Successor-Trustee

to

Sovran Mortgage Corporation
201 E. Cary Street
P. O. Box 26388
Richmond, Virginia 23260
SEND TAX BILLS HERE
OWNER

Map #173-1
Parcel #193
Field Book #5DU 42575

WHEREAS, Yon H. Burton, unmarried, executed a deed of trust on the 21st day of May, 1984, which was recorded in Book 6302, Page 447, Register's Office for Davidson County, Tennessee, conveying to Michael L. 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, the obligations of the aforesaid deed of trust and note were subsequently assumed by Hugo G. Mercado and B. A. Mercado in a deed of record in Book 6311, Page 394, 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 30th day of July, 1986, and recorded in Book 6947, Page 419, 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: August 18, 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 evey 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 Forty-Two Thousand Nine Hundred Seventy-Five and 92/100 Dollars ($42,975.92), 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 Forty-Two Thousand Nine Hundred Seventy-Five and 92/100 Dollars ($42,975.92), 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 Number 19-A, Zone Lot Division, Lots Nos. 19 and 20, Monte Carlo, Section 4, of record in Plat Book 5200, Page 787, amending Plat Book 5800, Page 242, and a resubdivision of record in Book 6050, Page 48, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
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> Being the same property conveyed to Yon H. Burton, unmarried, by deed of record in Book 6302, Page 444, subsequently conveyed to Hugo G. Mercado and B. A. Mercado, by deed of record in Book 6311, Page 394, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 507 Maxine 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 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 18th day of August, 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 18th day of August, 1986.

Janice M. Nagle
NOTARY PUBLIC

My Commission Expires: 4-17-88

THIS INSTRUMENT PREPARED BY:
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street
Nashville, Tennessee 37201

BOOK 6958 PAGE 537

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $42,975.92.

Michael J Hall
AFFIANT

Sworn to and subscribed before me this 18th day of August, 1986.

Janice M Doyle
NOTARY PUBLIC

My Commission Expires: 4-17-88

NOTARY PUBLIC DAVIDSON COUNTY

34208

IDENTIFICATION REFERENCE

Aug 21 3 35 PM '86

PAUL J. WILLIAMS, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6956 PAGE 538

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

42975.92- CAMT.
120.40 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 132.90-
304DAC8/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34209

IDENTIFICATION REFERENCE

Aug 21 3 35 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 286054