B0743

TRUSTEE'S DEED BOOK 6982 PAGE 101

Michael J. Philbin,
Successor-Trustee

to

Hawkeye Bancorporation
Mortgage Company
431 East Locust St., Suite 301
P. O. Box 6160
Des Moines, Iowa 60309-6160
SEND TAX BILLS HERE

Map #83-10
Parcel #152
Field Book #23W 15120

WHEREAS, Donald E. Cornwell and wife, Vicki Lyn Cornwell and Douglas C. Vantassel and wife, Ruth Ann Vantassel, executed a deed of trust on the 31st day of July, 1984, which was recorded in Book 6354, Page 526, Register's Office for Davidson County, Tennessee, conveying to Warren H. Wild, Jr., Trustee, the property hereinafter described for the purpose of securing the payment of a promissory note to Third National Mortgage Company, 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 Ernest T. Sykes and wife, Stephanie D. H. Sykes, in a deed of record in Book 6460, Page 779, 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 25th day of August, 1986, and recorded in Book 6962, Page 888, 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: September 15, 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, Hawkeye Bancorporation Mortgage Company, being the highest and best bidder at said sale with a bid of Forty Thousand Eight Hundred Sixty Seven and 43/100 Dollars ($40,867.43), 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 Thousand Eight Hundred Sixty Seven and 43/100 Dollars ($40,867.43), paid by Hawkeye Bancorporation Mortgage Company, 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 Hawkeye Bancorporation Mortgage Company, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

Being the north 50 feet of the south 100 feet of Lots Nos. 19 & 20 and the north 50 feet of the south 100 feet of the west 38 feet of Lot No. 18, on the Plan of W. R. Cornelius, Jr. Subdivision, as of record in Book 57 at page 124, Register's Office for Davidson County, Tennessee.

Said part of said lots fronts 50 feet on the easterly side of North 16th Street and runs back between parallel lines 150 feet to a private alley in the rear.

Being the same property conveyed to Donald E. Cornwell, by deed from the Secretary of Housing & Urban Development, of record in Book 6274, Page 140, and subsequently conveyed to Donald E. Cornwell and Douglas C. Vantassel by deed of record in Book 6354, Page 524, and subsequently conveyed to Ernest T. Sykes and wife,

Stephanie D. H. Sykes by deed of record in Book 6460, Page 779, Register's Office for Davidson County, Tennessee.

This is improved property also known as 209 North 16th Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Hawkeye Bancorporation Mortgage Company, 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 Hawkeye Bancorporation Mortgage Company, 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 15th day of September, 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 15th day of September, 1986.

NOTARY PUBLIC

My Commission Expires: 4-17-88

BOOK 6982 PAGE 104

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 $40,867.43.

Michael J. Pho
AFFIANT

Sworn to and subscribed before me this 15th day of September, 1986.

Janice M. Hayes
NOTARY PUBLIC

My Commission Expires: 4-17-88

43244

IDENTIFICATION REFERENCE

SEP 17 3 06 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 _____

BOOK 6982 PAGE 105

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

40867.43 CAMT
114.32 CSTAX
VB 114.32 CSTAX
114.52 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 127.02
3288A09/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43244

IDENTIFICATION REFERENCE

SEP 17 3 06 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 296072