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TRUSTEE'S DEED

Michael J. Philbin,
Successor-Trustee

to

Charles S. Wells, Jr. and wife,
John Elizabeth C. Wells
MAILING ADDRESS OF NEW OWNERS:
3801 Hillshire Drive
Antioch, Tennessee 37013
PROPERTY ADDRESS:
3537 Colony Point West
Nashville, Tennessee 37217
MORTGAGEE:
Lincoln Service Corporation
1100 Walnut Street
P. O. Box 989
Owensboro, Kentucky 42302-0989
(SEND TAX BILLS HERE)

Map #136-0
Parcel #41
Field Book #2D 63793

RUSH

FILED FOR RECORD
DAVIDSON COUNTY, TN.
SEP 29 2 11 PM '86
REGISTER

TENNTAX REFERENCE

47289

WHEREAS, Charles D. Ringlein and Reba Ann Mittwede executed a deed of trust on the 21st day of August, 1985, which was recorded in Book 6639, Page 465, Register's Office for Davidson County, Tennessee, conveying to Michael J. Philbin, Trustee, the property hereinafter described for the purpose of securing the payment of a promissory note to Charles S. Wells, Jr., which note is referred to in said deed of trust; 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 29, 1986 at 12:00 noon at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash free from the equity of redemption, the statutory right of

redemption, homestead, dower, statutory or elective right and all other exemptions of every kind which were expressly waived in said deed of trust; and

WHEREAS, the Grantees herein, Charles S. Wells, Jr. and wife, John Elizabeth C. Wells, being the highest and best bidder at said sale with a bid of Nine Thousand Six Hundred Sixteen and 57/100 Dollars ($9,616.57), 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 Nine Thousand Six Hundred Sixteen and 57/100 Dollars ($9,616.57), paid by Charles S. Wells, Jr. and wife, John Elizabeth C. Wells, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Charles S. Wells, Jr. and wife, John Elizabeth C. Wells, their successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Being Lot No. 244 on the Plan of Priest Lake Park, Section Five, of record in Book 4460, Pages 174, 175 and 176, said Register's Office.
>
> Said Lot fronts 47.34 feet on the northeast margin of Colony Point West and extends back 118.37 feet on the southwest line and 148.40 feet on the northeast line to a broken rear line which measures 110.97 feet and 104.00 feet thereon.
>
> Being the same property conveyed to Charles D. Ringlein and Reba Ann Mittwede, by deed from Charles S. Wells, Jr. and wife, John Elizabeth C. Wells, of record in Book 6639, Page 462, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 3537 Colony Point West, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Charles S. Wells, Jr. and wife, John Elizabeth C. Wells, their successors and assigns forever as fully and completely as the trustee can or ought to convey under the power vested in him

in said deed of trust and his appointment as trustee; and said Michael J. Philbin, Trustee, the Grantor herein, does hereby transfer and assign to Charles S. Wells, Jr. and wife, John Elizabeth C. Wells, their 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, Trustee, has hereunto set his hand this 29th day of September, 1986.

Michael J. Philbin, Trustee

Michael J. Philbin,
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, 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 29th day of September, 1986.

Janice M. Doyle

NOTARY PUBLIC

JANICE M. DOYLE 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

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $9,616.57.

Michael J. Ha
AFFIANT

Sworn to and subscribed before me this 29th day of September, 1986.

Janice M. Hayes
NOTARY PUBLIC

My Commission Expires: 4-17-88

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

RECEIVED OF _____

FOR _____

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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

9616.57 CAMT
26.88 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 39.38-
7867A09/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47 28 9

IDENTIF. REFERENCE

SEP 29 2 11 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 300548