BOOK 7015 PAGE 494 - Box 50

TRUSTEE'S DEED

Michael J. Philbin,
Successor-Trustee

to

Chemical Mortgage Company
101 East Town Street
Columbus, Ohio 43215
SEND TAX BILLS HERE

Map #58-11
Parcel #113
Field Book #13DA 56586

WHEREAS, Carl E. Moore and wife, Vanessa Bush Moore, executed a deed of trust on the 22nd day of February, 1980, which was recorded in Book 5570, Page 218, Register's Office for Davidson County, Tennessee, conveying to Edward Seddon, Trustee, the property hereinafter described for the purpose of securing the payment of a promissory note to The Galbreath Mortgage Company, now known as Chemical Mortgage Company, 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 13th day of November, 1985, and recorded in Book 6986, Page 811, 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: October 20, 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 and in

bar of all equities of redemption, homestead, dower and all other rights and exemptions of every kind, all of which were expressly waived in said deed of trust; and

WHEREAS, the Grantee herein, Chemical Mortgage Company, being the highest and best bidder at said sale with a bid of Fifty-Two Thousand Eight Hundred Twenty-Two and No/100 Dollars ($52,822.00), 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-Two Thousand Eight Hundred Twenty-Two and No/100 Dollars ($52,822.00), paid by Chemical 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 Chemical Mortgage Company, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

> A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 153 on the plan of Royal Hills Subdivision, Section 2, as of record in Book 4660, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the metes and bounds of said lot.
>
> Being the same property conveyed to Carl E. Moore and wife, Vanessa Bush Moore, by deed from Bank of Goodlettsville, of record in Book 5570, Page 215, and subsequently conveyed to Ronnie L. Barksdale and wife, Bonita R. Barksdale by deed of record in Book 6061, Page 244, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 129 Hodge Circle, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Chemical 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 Chemical 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 20th day of October, 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 20th day of October, 1986.

Janice M. Doyle
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 $52,822.00.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 20th day of October, 1986.

Janice M. Doyle
NOTARY PUBLIC

My Commission Expires: 4-17-88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
OCT 21 2 54 PM 86
IDENTIFICATION REFERENCE
5 4 9 2 3

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
			52823.00- CAMT.	
			147.34 STAX	
			.50 PRFEE	
			9.00 MTG R	
			CHECK	157.34-
0572A		10/21/86	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5492 3

IDENTIFICATION REFERENCE

Oct 21 2 54 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.02759