Sov. 50

TRUSTEE'S DEED BOOK 7625 PAGE 431

Michael J. Philbin,
Successor-Trustee

to

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

Map #148-14
Parcel #295
Field Book #05DU-53011

WHEREAS, Linda Jean Lloyd executed a deed of trust on the 18th day of November, 1983, which was recorded in Book 6182, Page 332, 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., a Delaware corporation, 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 Sovran Mortgage Corporation in a deed of record in Book 6489, Page 708, 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 7th day of October, 1986, and recorded in Book 7008, Page 954, 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 28, 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 Forty-Four Thousand Eight Hundred Thirty-Two and 75/100 Dollars ($44,832.75), 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-Four Thousand Eight Hundred Thirty-Two and 75/100 Dollars ($44,832.75), 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 the westerly half of Lot 76, Subdivision of Lots 74, 75 and 76, Haywood Forest, Section 3, as of record in Book 5800, Page 234, said Register's Office, also known as Lot 76B and described according to a survey of Donald W. Fortner, dated 6/28/83 as follows:
>
> Beginning at a point in the southerly line of Gillespie Drive at the common boundary of Lots 76 and 77 of said subdivision; thence south 12 deg. 53 min. 56 sec. east 134.39 feet to a point; thence north 82 deg. 53 min. 51 sec. east 29.27 feet to a point; thence north 13 deg. 2 min. 56 sec. west 54.61 feet to a point; thence north 12 deg. 9 min. 8 sec. west 34.80 feet to a point; thence north 13 deg. 9 min. 2 sec. west 47.90 feet to a point; thence south 77 deg. 5 min. 58 sec. west 29.25 feet to the point of beginning.
>
> Being the same property conveyed to Gerald F. Gattis, Sr., a single person, by deed from Sherri Jean King Shedd and husband, John Shedd, of record in Book 6618, Page 102, Register's Office for Davidson County, Tennessee.
>
> According to information supplied by the Trustee's Office of Davidson County, Tennessee, the street address for the above described lot is 4816 Gillespie Drive,

Antioch, Tennessee 37013; however, the mailing address listed for said lot is 4838 Gillespie 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 28th day of October, 1986.

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 28th day of October, 1986.

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 $44,832.75.

AFFIANT

Sworn to and subscribed before me this 28th day of October, 1986.

NOTARY PUBLIC

My Commission Expires: 4-17-88

5.8.262

IDENTIFICATION REFERENCE

Oct 30 3 18 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 7025 PAGE 435

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

44832.75- CAPIT.
125.44 CSTAX
.50 PRFEE
12.00 WDEED
CASH 137.94-
0369A10/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 8 2 6 2

IDENTIFICATION REFERENCE

Oct 30 3 18 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 06478