TRUSTEE'S DEED

Michael J. Philbin,
Trustee

to

Ronald Gabriel & Darryl Overton
Property Address:
4911 Packard Drive
Nashville, Tennessee 37211
Mailing Address For New Owner:
Ronald Gabriel & Darryl Overton
c/o Doverton Industries, Inc.
P. O. Box 1305
Peytonsville Road
Franklin, Tennessee 37064
Name and Address of Mortgage Company:
Singleton Mortgage Corporation
6263 Poplar Avenue, Suite 200
Memphis, Tennessee 38119
(SEND TAX BILLS TO MORTGAGE COMPANY)

Map #148-13
Parcel #52
Field Book #5DU 44051

WHEREAS, Angelia McGahey, unmarried, executed a deed of trust on the 13th day of December, 1983, which was recorded in Book 6195, Page 666, 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 Rita D. Williams, 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: November 3, 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 at

public outcry free from the equity of redemption, homestead, dower and all other exemptions of every kind which are expressly waived in said deed of trust; and

WHEREAS, the Grantee herein, Ronald Gabriel and Darryl Overton, being the highest and best bidder at said sale with a bid of Ten Thousand Two Hundred and No/100 Dollars ($10,200.00), 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 Ten Thousand Two Hundred and No/100 Dollars ($10,200.00), paid by Ronald Gabriel and Darryl Overton, 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 Ronald Gabriel and Darryl Overton, 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. 161 on the Plan of Locustwood, Section 3, as of record in Book 2663, Page 29, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 161 fronts 85 feet on the north side of Packard Drive and extends back 222.8 feet on the easterly line and 173.7 feet on the westerly line to a dead line, measuring 98 feet thereon.
>
> Being the same property conveyed to Angelia McGahey, unmarried, by deed from Rita D. Williams, unmarried, of record in Book 6195, Page 663, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 4911 Packard Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Ronald Gabriel and Darryl Overton, 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 trustee, the

Grantor herein, does hereby transfer and assign to Ronald Gabriel and Darryl Overton, 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 might exist against the property including but not limited to a first deed of trust of record in Book 5304, Page 242, R.O.D.C. securing a note now held by Singleton Mortgage Corporation. 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 3rd day of November, 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 3rd day of November, 1986.

Janice M. Doyle
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON CO. TENNESSEE

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 $10,200.00 plus the assumption of a first mortgage indebtedness herein referred to.

AFFIANT

Sworn to and subscribed before me this 3rd day of November, 1986.

NOTARY PUBLIC

My Commission Expires: 4-17-88

59570

IDENTIFICATION REFERENCE

Nov 3 3 34 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 7029 PAGE 361

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			10200.00- CAMT.	
			28.56 CSTAX	
			.50 PRFEE	
			12.00 WDETD	
			CHECK	41.06-
1812A	11/03/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5957.0

IDENTIFICATION REFERENCE

Nov 3 3 34 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.07892