Bar 50

TRUSTEE'S DEED

Michael J. Philbin,
Successor-Trustee

to
New Owner
Sylvia Barish, unmarried
3809 Whitland Avenue
Nashville, Tennesee 37205
SEND TAX BILLS HERE

Map #91-8
Parcel #324
Field Book #12W 06405

MORTGAGEE: None

WHEREAS, Lucille Garrett, unmarried, executed an installment deed on the 31st day of December, 1982, which was recorded in Book 6066, Page 199, Register's Office for Davidson County, Tennessee, conveying to Truman S. Wrenne, Trustee, the property hereinafter described for the purpose of securing the payment of a promissory note to Sylvia Barish, which note is referred to in said installment deed; and

WHEREAS, pursuant to the provisions of said installment deed, the undersigned, Michael J. Philbin was appointed Successor-Trustee, said appointment being dated the 21st day of November, 1986, and recorded in Book 7052, Page 356, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said installment deed, 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 installment deed, 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: December 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 at

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

WHEREAS, the Grantee herein, Sylvia Barish, being the highest and best bidder at said sale with a bid of Fifteen Thousand and No/100 Dollars ($15,000.00), was duly declared the purchaser at said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said installment deed and the notice of sale hereinabove referred to.

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Fifteen Thousand and No/100 Dollars ($15,000.00), paid by Sylvia Barish, 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 Sylvia Barish, unmarried, her successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

Being Lot No. 11 and 14 feet of Lot No. 10, Block "F", on the Map of Realty Savings' Bank & Trust Company's Subdivision, of Lot No. 19, of Clifton Plan, called Plan No. 3, West Nashville, not of record.

Said Lot and part of said lot, adjoin and front together 44 feet on the northerly side of Illinois Avenue, formerly Hill Avenue, and extends back 139 feet 2 inches on the easterly line of Lot 11, and 132 feet, more or less, on the westerly line of part of Lot No. 10 to an alley in the rear on which it measure 44 feet.

Being part of the same property conveyed to Sylvia Barish, unmarried, by deed from John W. Frierson, of record in Book 3338, Page 345, and subsequently conveyed to Lucille Garrett, unmarried, by Installment Deed of record in Book 6066, Page 199, said Register's Office.

This is improved property also known as 4012 Clifton Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Sylvia Barish, her 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 installment deed and his appointment as successor-trustee; and said successor-trustee,

the Grantor herein, does hereby transfer and assign to Sylvia Barish, her successors and assigns all the warranties and covenants made in said installment deed.

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 Installment Deed, 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 December, 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 December, 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 $15,000.00.

Michael J. Philbin
AFFIANT

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

Janice M. Doyle
NOTARY PUBLIC

My Commission Expires on:

75620 IDENTIFICATION REFERENCE
DEC 22 3 06 PM '86
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7077 PAGE 571

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

150[illegible] .00 CONT.
42.00 CSTAX
.50 PRFEE
9.00 MTG TX
CHECK 51.50--
0064A12/47/86 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.6.2 O.

IDENTIFICATION REFERENCE

Dec 22 3 06 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 25782