Box 5

TRUSTEE'S DEED

BOOK 7155 PAGE 69

Michael J. Philbin,
Successor-Trustee

to

League Central Credit Union
1901 Lindell Avenue
P. O. Box 23085
Nashville, Tennessee 37202-3085)
SEND TAX BILLS HERE

Map #162-6
Parcel #324
Field Book #05DU-52774

WHEREAS, Larry Durand Sullivan and wife, Teresa C. Sullivan, executed a deed of trust on the 1st day of April, 1985, which was recorded in Book 6533, Page 143, Register's Office for Davidson County, Tennessee, conveying to Charles R. Mason, Trustee, the property hereinafter described to secure payment to League Central Credit Union, of a promissory note 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 26th day of February, 1987, and recorded in Book 7148, Page 871, 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 being 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: March 2, 1987 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 free from the equity of redemption, the statutory right of equity of

03/03 113.10 CHECK

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

WHEREAS, the Grantee herein, League Central Credit Union, being the highest and best bidder at said sale with a bid of Thirty-Seven Thousand and No/100 Dollars ($37,000.00), was duly declared the purchaser at said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said 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 Thirty-Seven Thousand and No/100 Dollars ($37,000.00), paid by League Central Credit Union, 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 League Central Credit Union, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Being a re-subdivision of Lot No. 8 on the plan of Bess Estates, Section One, which appears of record in Book 5060, page 160, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Larry Durand Sullivan and wife, Teresa C. Sullivan, by deed from Dan Duer and wife, Janie Duer, of record in Book 5187, Page 85, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 167 Old Tusculum Road, Nashville, Tennessee 37013.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said League Central Credit Union, 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 League Central Credit Union, its successors and assigns all the warranties and covenants made in said deed of trust.

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

RECEIVED OF _____

FOR _____

Book 7155 Page 71-A

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

3707 .00- CAMT
103.60 CSTX
.50 PRFE
5.00 WDT
CHE K 109.10-
71:0X03/10/87 CAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:96 98:

IDENTIFI REFERENCE

MAR 3 2 47 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 52352