TRUSTEE'S DEED

BOOK 7180 PAGE 207

Michael J. Philbin,
Successor-Trustee

to

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

Map #142-05-B
Parcel #110 CO
Field Book #09D 65214

WHEREAS, Arthur Reuther and wife, Sheila L. Reuther, executed a deed of trust on the 25th day of April, 1986, which was recorded in Book 6854, Page 79, Register's Office for Davidson County, Tennessee, conveying to Daniel K. Burkepile, 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 872, 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 23, 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, homestead, dower, the statutory right of redemption, 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 Sixty-Nine Thousand and No/100 Dollars ($69,000.00), 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 Sixty-Nine Thousand and No/100 Dollars ($69,000.00), 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:

> A certain condominium apartment located in Davidson County, Tennessee, being Unit No. S-307, together with the carport designated S-307-C, on the amended plan of River Plantation, Section 3, which appears of record in Book 4675, pages 103, 104 and 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Arthur Reuther and Sheila L. Reuther, by deed from Fred Brunett and wife, Phyllis Brunett, of record in Book 6854, Page 76, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as Unit S-307 River Plantation, 8300 Sawyer Brown Road, Nashville, Tennessee 37221.

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.

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 23rd day of March, 1987.

0 7 7.8
IDENTIFICATION REFERENCE
MAR 25 3 01 PM '87
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Michael J. Philbin, Trustee
Michael D. 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 23rd day of March, 1987.

Janice M. Hoyle
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 $69,000.00.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 23rd day of March, 1987.

Janice M. Hoyle
NOTARY PUBLIC

My Commission Expires: 4-17-88