50

23641

IDENTIFICATION REFERENCE

MAY 7 9 19 PM '87

FELIX Z. ZOLLICOFFER, REGISTER
DAVIDSON COUNTY, TN

TRUSTEE'S DEED

Michael J. Philbin,
Successor-Trustee

to

Buckeye Federal Savings & Loan
Association
733 Greencrest Drive
Westerville, Ohio 40381
SEND TAX BILLS HERE

Map # 108-11
Parcel # 5
Field Book # 3D 91086

BOOK 7229 PAGE 725

WHEREAS, Eugene P. Davis and wife, Saundra Louise Davis, executed a deed of trust on the 30th day of May, 1985, which was recorded in Book 6574, Page 817, Register's Office for Davidson County, Tennessee, conveying to Edward Seddon, Trustee, the property hereinafter described for the purpose of securing the payment of a promissory note to Republic Mortgage, Inc., said deed of trust and note having subsequently been assigned to Buckeye Federal Savings and Loan Association by an instrument of record in Book 6574, Page 822, 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 18th day of February, 1987, and recorded in Book 7159, Page 717, 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 Successor-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: April 7, 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 in bar of all equities of redemption, the statutory right 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, Buckeye Federal Savings & Loan Association, being the highest and best bidder at said sale with a bid of Fifty-One Thousand Four Hundred Fifty and No/100 Dollars ($ 51,450.00), 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 Fifty-One Thousand Four Hundred Fifty and No/100 Dollars ($51,450.00), paid by Buckeye Federal Savings & Loan Association, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents does hereby transfer and convey unto Buckeye Federal Savings & Loan Association, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Being Lot No. 117-B, Zone Lot Division Lots 39, 40, 42, 118, 119 and 120, East Lake Subdivision, Section Four, of record in Plat Book 6250, page 97, amending Plat Book 5800, page 245, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Eugene P. Davis by deed of record in Book 6534, Page 787, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 3259 Lakeford Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Buckeye Federal Savings & Loan Association, 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 Buckeye Federal Savings & Loan Association, 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 7th day of April, 1987.

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 7th day of April, 1987.

Janice M. Hayes
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 $ 51,450.00

Michael J. [illegible]
AFFIANT

Sworn to and subscribed before me this 7th day of April, 1987.

Janice M. Doyle
NOTARY PUBLIC

My Commission Expires: 4-17-88

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

RECEIVED OF _____

FOR _____

BOOK 7229 PAGE 729

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
			51450.00- CAMT.	
			143.92 CSTAX	
			.50 PRFEE	
			12.00 TDFEE	
	VD		12.00- TDFEE	
			12.00 WDFEE	
			CHECK 156.42-	
4573A05/07/87			BAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.3641

IDENTIFICATION REFERENCE

MAY 7 3 18 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 79181