# TRUSTEE'S DEED

Michael J. Philbin,
Successor-Trustee

to

Commercial Credit Plan, Inc.
4978 Nolensville Road
P. O. Box 110761
Nashville, Tennessee 37211
**SEND TAX BILLS HERE**

Map #83-6
Parcel #202
Field Book #27W 15410

**MORTGAGEE:**
The Lomas & Nettleton Company
4460 Corporation Lane
Virginia Beach, VA 23462

WHEREAS, James T. McKee and Annette M. McKee executed a deed of trust on the 10th day of May, 1984, which was recorded in Book 6290, Page 17, Register's Office for Davidson County, Tennessee, conveying to R. J. Walker, Trustee, the property hereinafter described to secure payment to Lomas & Nettleton Mortgage Co., 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 14th day of July, 1987, and recorded in Book 7302, Page 419, 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: July 27, 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, Commercial Credit Plan, Inc., being the highest and best bidder at said sale with a bid of Twenty Thousand Two Hundred Thirty-One and No/100 Dollars ($20,231.00), 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 Twenty Thousand Two Hundred Thirty-One and No/100 Dollars ($20,231.00), paid by Commercial Credit Plan, Inc., 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 Commercial Credit Plan, Inc., its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 100 feet of Lot "B" on the Plan of the First Subdivision of Brownsville, as of record in Book 21, Page 112, Register's Office for said County.
>
> Said part of Lot "B" fronts 50 feet on the northerly side of Seymour Avenue formerly Franklin Avenue or Watkins Street, and runs back between parallel lines 150 feet to a dead line.
>
> Being the same property conveyed to James T. McKee and wife, Linda Sue McKee, by deed from Robert M. Rippetoe and wife, Betty S. Rippetoe, of record in Book 5815, Page 536, Register's Office for Davidson County, Tennessee, the said property having since been conveyed to James Thomas McKee, Sr. by divorce decree from Linda Sue McKee, of record in Book 5815, Page 536, said Register's Office.
>
> This is improved property also known as 2011 Franklin Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Commercial Credit Plan, Inc., 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 Commercial Credit Plan, Inc., 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 including a deed of trust of record in Book 4605, Page 545, R.O.D.C., 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 27th day of July, 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 27th day of July, 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 $20,231.00.

Michael J. R...
AFFIANT

Sworn to and subscribed before me this 27th day of July, 1987.

Janice M. Norris
NOTARY PUBLIC

My Commission Expires: 4-17-88

NOTARY PUBLIC DAVIDSON CO.

.5 1 4 6 2.

IDENTIFICATION REFERENCE

JUL 31 3 24 PM '87

FELIX A. TILLMAN, JR. REGISTER
DAVIDSON COUNTY, TN

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7312 PAGE 976

| | | | | | |
|---|---|---|---|---|---|
| CO - CONVEYANCE | | CC - CERTIFIED COPY | | MISC - MISCELLANEOUS | |
| MO - MORTGAGE | | REL - RELEASE | | CO TAX - STATE TAX CONVEY | |
| WD - WARRANTY DEED | | UCC - UNIFORM COMMERCIAL CODE | | MO TAX - STATE TAX MORT | |
| TD - TRUST DEED | | | | PRFEE - PROBATE FEE | |
| DATE | SYMBOL | VALUATION | TAX AND FEES | | TOTAL |

20031.00- CAPT.
5.50 CLERK
.50 PRFE
12.00 RECORD
DUE 53.00-
6541A07/31/87 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51462

IDENTIFICATION REFERENCE

Jul 31 3 25 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 00571