TRUSTEE'S DEED

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Michael J. Philbin,
Successor-Trustee

to

Sovran Mortgage Corporation
201 E. Cary Street
P. O. Box 26388
Richmond, Virginia 23260-6388
SEND TAX BILLS HERE

Map #71-11
Parcel #246
Field Book #12DA 43175

WHEREAS, Yon H. Burton, unmarried, executed a deed of trust on the 30th day of December, 1983, which was recorded in Book 6215, Page 203, Register's Office for Davidson County, Tennessee, conveying to Michael L. Padalino, Trustee, the property hereinafter described for the purpose of securing the payment of a promissory note to Engel Mortgage Company, Inc., which note is referred to in said deed of trust; and

WHEREAS, the obligations of the aforesaid deed of trust and note were subsequently assumed by David A. Clark and wife, Bobbye A. Clark, in a deed of record in Book 6228, Page 883, R.O.D.C.; and

WHEREAS, the obligations of the aforesaid deed of trust and note were subsequently assumed by M. Wayne Shearon and wife, Sarah O. Shearon, in a deed of record in Book 6413, Page 707, R.O.D.C.; and

WHEREAS, the obligations of the aforesaid deed of trust and note were subsequently assumed by Danny R. McFarlin in a deed of record in Book 6829, Page 160, 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 20th day of August, 1987, and recorded in Book 7335, Page 947, 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 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: September 9, 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, 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, Sovran Mortgage Corporation, being the highest and best bidder at said sale with a bid of Thirty-Seven Thousand Six Hundred Forty-One and 18/100 Dollars ($37,641.18), 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 Six Hundred Forty-One and 18/100 Dollars ($37,641.18), paid by Sovran Mortgage Corporation, 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 Sovran Mortgage Corporation, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

Being Lot Nos. 177 and 178 on the Plan of The Highland Land Company's Subdivision, as of record in Book 421, Page 14, Register's Office for Davidson County, and more particularly described as follows:

Said Lot Nos. 177 and 178 front 25 feet each on the westerly side of Stainback Avenue and runs back between parallel lines 175 feet to a 15 foot alley.

Being the same property conveyed to Yon H. Burton, unmarried, by deed of record in Book 6215, Page 200, and subsequently conveyed to David A. Clark and wife, Bobbye Ann Clark, by deed of record in Book 6228, Page 883, and subsequently conveyed to M. Wayne Shearon and wife, Sarah O. Shearon, by deed of record in Book 6413, Page 707, and subsequently conveyed to Danny R. McFarlin by deed of record in Book 6829, Page 160, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1418 Stainback Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Sovran Mortgage Corporation, 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 Sovran Mortgage Corporation, 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 9th day of September, 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 9th day of September, 1987.

Janice M. Voigt
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 $37,641.18.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 9th day of September, 1987.

Janice M. Voigt
NOTARY PUBLIC

My Commission Expires: 4-17-88

6413.37

IDENTIFICATION REFERENCE

SEP 10 3 00 PM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

37641.19- CANL.
105.28 CSTAX
.50 PRFEE
12.00 WDEED
CASH 117.78-
13111A09/10/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 4 1 3 7

IDENTIFICATION REFERENCE

SEP 10 3 01 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 15017