TRUSTEE'S DEED

Michael J. Philbin,
Successor-Trustee

to

Union Mortgage Company, Inc.
13151 Emily Street
Dallas, Texas 75240
SEND TAX BILLS HERE

BOOK 7371 PAGE 993

Map #72-14
Parcel #275
Field Book #15DA 02240

WHEREAS, Cleo Hayden f/k/a Cleo Mathis executed a deed of trust on the 24th day of March, 1985, which was recorded in Book 6535, Page 2, Register's Office for Davidson County, Tennessee, conveying to Century Home Improvement Co., Trustee, the property hereinafter described for the purpose of securing the payment of a promissory note to Century Home Improvement Co., which note is 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 10th day of September, 1987, and recorded in Book 7359, Page 30, 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 29, 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, Union Mortgage Company, Inc., being the highest and best bidder at said sale with a bid of Nine Thousand Thirty-Four and 39/100 Dollars ($9,034.39), 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 Nine Thousand Thirty-Four and 39/100 Dollars ($9,034.39), paid by Union Mortgage Company, 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 Union Mortgage Company, Inc., its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Being part of Lot 1 on the Plan of the Old Cahal property, as of record in Book 57, Page 150, Register's Office for said County, being the southerly 136 feet of Lot No. 5, on the unrecorded plan of George A. Pickup's Subdivision, of part of said Lot 1, described as follows:
>
> Beginning on the northerly margin of Cahal Avenue, at a point 141 feet east of the easterly margin of Northview Avenue, said point being the southeast corner of Lot 4 of said Pickup's Subdivision; thence with the easterly line of Lots 4 and 3, northwardly 136 feet; thence at right angles eastwardly 70 feet to the dividing line between Lots 5 and 6; thence with said line, southwardly 136 feet to the northerly margin of Cahal Avenue; thence with said Avenue, westwardly 70 feet to the beginning.
>
> Being the same property conveyed to William Mathis and wife, Cleo Mathis, by deed from Willie J. Scott and wife, Blanche A. Scott, of record in Book 4666, Page 737, Register's Office for Davidson County, Tennessee, the said William Mathis having since deceased.
>
> This is improved property also known as 1607 Cahal 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 Union Mortgage Company, 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 Union Mortgage Company, 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 but not necessarily limited to deeds of trust of record in Book 4396, Page 707, and Book 6400, Page 637, 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 29th 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 29th day of September, 1987.

Janice M. Knight
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 $9,034.39.

Michael J. R.
AFFIANT

Sworn to and subscribed before me this 29th day of September, 1987.

Janice M. Hoyle
NOTARY PUBLIC

My Commission Expires: 4-17-88

JANICE M. HOYLE NOTARY PUBLIC

7172 4.

IDENTIFICATION REFERENCE

Oct 5 4 07 PM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7371 PAGE 997

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
			9034.39- CAMT.	
			25.20 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	37.70-
0044A	10/05/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 1 7 2 4

IDENTIFICATION REFERENCE

OCT 5 4 07 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 23559

Void

Book 7371
Pages 998
999

Void

Book 7371
Pages 998
999