85419

TRUSTEE'S DEED

Michael J. Philbin, Successor-Trustee)
)
to)
)
Jeffrey L. Hale)
904 Hermitage Ridge)
Hermitage, Tennessee 37076)
SEND TAX BILLS HERE

IDENTIFICATION REFERENCE

Map #71-15
Parcel #199
Field Book #12DA 43090

Nov 25 8 1[illegible] AM '87
DAVIDSON COUNTY, TN

WHEREAS, Patricia Daniels executed a deed of trust on the 22nd day of July, 1976, which was recorded in Book 5051, Page 438, Register's Office for Davidson County, Tennessee, conveying to Phillip E. Hill and Leon Sharber, Trustees, the property hereinafter described for the purpose of securing the payment of a promissory note to Thomas & Hill, Inc., 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 25th day of March, 1987, and recorded in Book 7195, Page 163, re-recorded in Book 7202, Page 846, 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: November 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, Jeffrey L. Hale and Howard L. Caughron, as tenants-in-common, being the highest and best bidders at said sale with a bid of Fourteen Thousand Three Hundred Eighty-Three and 73/100 Dollars ($14,383.73), were duly declared the purchasers 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 Fourteen Thousand Three Hundred Eighty-Three and 73/100 Dollars ($14,383.73), paid by Jeffrey L. Hale and Howard L. Caughron, as tenants-in-common, 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 Jeffrey L. Hale and Howard L. Caughron, as tenants-in-common, their heirs and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Being Lots Nos. 138 and 139 on the plan of The Highland Land Company's Subdivision, a plat of which is of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Patricia Daniels, by deed from Wayne Epperly and wife, Ruth S. Epperly, of record in Book 5051, Page 436, and subsequently conveyed to John W. Simpson, single, by deed of record in Book 6647, Page 90, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 1320 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 Jeffrey L. Hale and Howard L. Caughron, as tenants-in-common, their heirs 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 Jeffrey L. Hale and Howard L. Caughron, as tenants-in-common, their heirs 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 10th day of November, 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 10th day of November, 1987.

Janice M. Doyle
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)

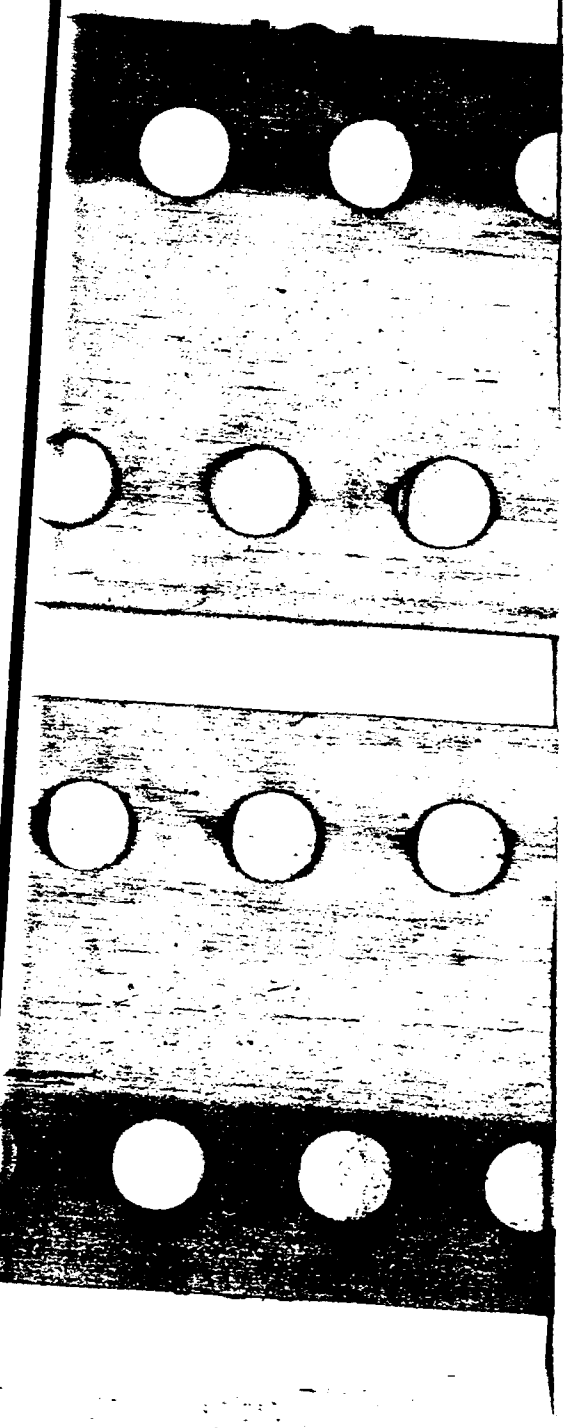
The actual consideration or value, whichever is greater, for this transfer is $14,383.73.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 10th day of November, 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 7411 PAGE 501

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

14383.73- CAMT.
40.32 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 49.82-
5988A11/25/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.5.4 1.9.

IDENTIFI REFERENCE

NOV 25 8 14 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 39092