BOOK 7443 PAGE 310

**TRUSTEE'S DEED**

Michael J. Philbin, Successor-Trustee )
)
to )
)
Buckeye Federal Savings and Loan Association )
733 Greencrest Drive )
Westerville, Ohio 43081 )
**SEND TAX BILLS HERE**

Map #61-10
Parcel #233
Field Book #12DZ 96677

WHEREAS, Edward S. Cherry and wife, Colleen H. Cherry, executed a deed of trust on the 21st day of October, 1985, which was recorded in Book 6690, Page 614, Register's Office for Davidson County, Tennessee, conveying to Alan L. Saturn, Trustee, the property hereinafter described for the purpose of securing the payment of a promissory note to Republic Mortgage Company, 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 14th day of December, 1987, and recorded in Book 7437, Page 268, 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: January 4, 1988 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 and Loan Association, being the highest and best bidder at said sale with a bid of Forty-Seven Thousand Six Hundred and 99/100 Dollars ($47,600.99), 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 Forty-Seven Thousand Six Hundred and 99/100 Dollars ($47,600.99), paid by Buckeye Federal Savings and 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 do hereby transfer and convey unto Buckeye Federal Savings and 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. 156B-B Zone Lot Division of Maplewood Heights Lots 152 thru 156C of record in Book 6250, Page 633, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Edward S. Cherry and wife, Colleen H. Cherry, by deed of record in Book 6690, Page 611, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 3842 Edwards Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Buckeye Federal Savings and 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 and 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 4th day of January, 1988.

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 4th day of January, 1988.

Janice M. Boyle
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 $47,600.99.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 4th day of January, 1988.

Janice M. Boyle
NOTARY PUBLIC

My Commission Expires: 4-17-88

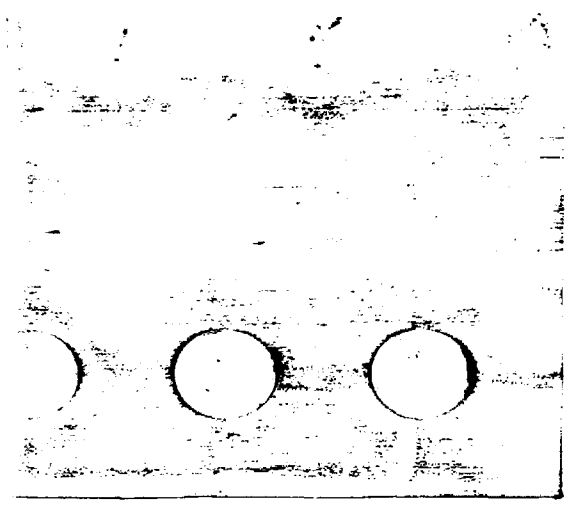
JANICE M. BOYLE NOTARY PUBLIC DAVIDSON COUNTY

FILED & RECORDED DAVIDSON COUNTY, TN.
JAN 5 2 43 PM '88

IDENTIFICATION REFERENCE:

95508

3758 01/05 0101 03CHECK 142.78



# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

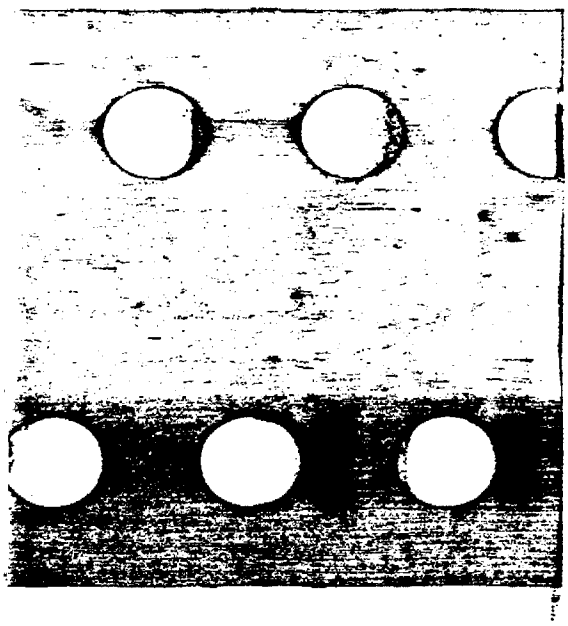
BOOK 7443 PAGE 313

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

CAMT 47600.99
CON TX 133.28
PRFEE 0.50
WDEED 9.00
TOTAL 142.78
CHECK 142.78

01/05/88 01 14:46 0001 5788



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.5.5 0 8.

IDENTIFICATION REFERENCE

JAN 5 2 43 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 50822