BOOK 7510 PAGE 370

TRUSTEE'S DEED

Michael J. Philbin,
Successor-Trustee

to

League Central Credit Union
1901 Lindell Avenue
P. O. Box 23085
Nashville, TN 37202-3085
SEND TAX BILLS HERE

Map #83-9
Parcel #195 04/06 0101 03CHECK 12.00
Field Book #18W 00660

WHEREAS, Christopher M. Gwin, unmarried, executed a deed of trust on the 24th day of February, 1987, which was recorded in Book 7155, Page 881, Register's Office for Davidson County, Tennessee, conveying to Daniel K. Burkepile, Trustee, the property hereinafter described for the purpose of securing the payment of a promissory note to League Central Credit Union, 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 28th day of March, 1988, and recorded in Book 7502, Page 362, 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: April 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, League Central Credit Union, being the highest and best bidder at said sale was duly declared the purchaser with a bid of Twenty Thousand and No/100 Dollars ($20,000.00), subject to any prior indebtedness secured by the property; 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 and No/100 Dollars ($20,000.00), paid by League Central Credit Union, 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 League Central Credit Union, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Being the westerly part of Lot No. 1 on the Plan of Jane A. M. Davis' Addition to Edgefield, now East Nashville, of record in Plan Book 1, Page 41, Chancery Court at Nashville, described as follows:
>
> BEGINNING on the southerly margin of Main Street at the corners of Lots Nos. 1 and 2; thence with the line between said two lots southwardly 170 feet to the northerly margin of an alley; thence with said alley eastwardly 40 feet to the southwest corner of the property conveyed to E. S. Lehning and wife by deed from Ben T. Blanton and wife, of record in Book 670, Page 395, said Register's Office; thence with Lehning's westerly line northwardly 170 feet to the southerly margin of Main Street; thence with said street westwardly 42 feet, more or less, to the beginning.
>
> There is INCLUDED within the boundaries of the above lot, but expressly EXCLUDED from this conveyance the property described in deed from George L. Rooker, Clerk of the Circuit Court to the Nashville Housing Authority, which appears of record in Book 4553, Page 401, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to Christopher M. Gwin, an unmarried man, by deed from Gary F. Rettell, et al, of record in Book 6852,, Page 515, re-recorded in Book 6888, Page 38, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 974 Main Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said League Central Credit Union, 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 League Central Credit Union, 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, including but not necessarily limited to a Deed of Trust of record in Book 5858, Page 927, and an Installment Deed of record in Book 6852, Page 515, re-recorded in Book 6888, Page 38, R.O.D.C. 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 April, 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 April, 1988.

NOTARY PUBLIC

My Commission Expires: 4-17-88

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 $20,000.00.

Michael J. R...
AFFIANT

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

Janice M. Hoyle
NOTARY PUBLIC

My Commission Expires: 4-17-88

19288

IDENTIFI REFERENCE

Apr 6 3 17 PM '88

FELIX Z. WIESENTHAL, REGISTER
DAVIDSON COUNTY, TN