AX 50x14

TRUSTEE'S DEED

BOOK 7574 PAGE 259

Michael J. Philbin,
Successor-Trustee

to

Buckeye Federal Savings
and Loan Association
733 Greencrest Drive
Westerville, Ohio 43081
SEND TAX BILLS HERE

Map #42-8
Parcel #110
Field Book #11D 93624

WHEREAS, James M. Fischer, Jr. and Mary V. Fischer, executed a deed of trust on the 27th day of December, 1985, which was recorded in Book 6761, Page 556, Register's Office for Davidson County, Tennessee, conveying to Edward Seddon, Trustee, the property hereinafter described for the purpose of securing the payment of a promissory note to Republic Mortgage, 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 31st day of May, 1988, and recorded in Book 7567, Page 317, 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: June 13, 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 Fifty Six Thousand Nine Hundred Thirty and No/100 Dollars ($56,930.00), 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 Fifty Six Thousand Nine Hundred Thirty and No/100 Dollars ($56,930.00), 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. 6-B Zone Lot Division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 51, 52, 53, 54, 55, 56, 57, 58, 59, and 60, Heritage Place of record in Plat Book 6250, Page 632 amending Plat Book 5200, Page 628, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description of said lot.
>
> Being the same property conveyed to James M. Fischer, Jr., by quitclaim deed from Heritage Place Partners, a Tennessee general partnership comprised of James M. Fischer, Jr., Marion Thurman and David Yoffee, of record in Book 6749, Page 803, and subsequently conveyed to Charles R. Jackson and Bonnie Jackson and Sandra Jackson, by deed of record in Book 7152, Page 206, re-recorded in Book 7157, Page 623, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 316 Nesbitt Lane, Madison, Tennessee 37115.

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 13th day of June, 1988.

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 13th day of June, 1988.

NOTARY PUBLIC

My Commission Expires: 5-20-92

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 $56,930.00.

Michael J. R...
AFFIANT

Sworn to and subscribed before me this 13th day of June, 1988.

Janice M. Cheney
NOTARY PUBLIC

My Commission Expires: 5-20-92

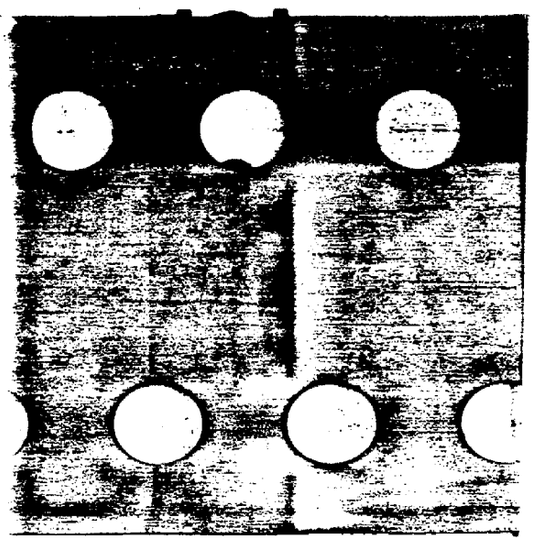
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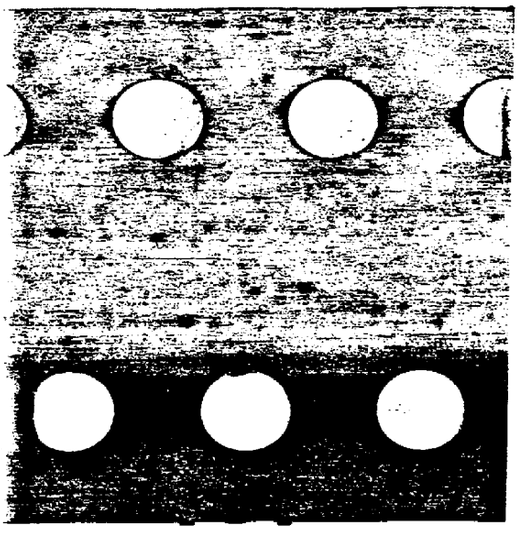
IDENTIFICATION REFERENCE NO.

JUN 15 4 09 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6076 06/15 0101 03CHECK 171.82





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7574 PAGE 263

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	56930.00
CON TX	159.32
PRFEE	0.50
WDEED	12.00
TOTAL	171.82
CHECK	171.82

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/CHEK 01 BANK 0001 6076

4 06 12
TC
Security Mtg
6-15-6 0750 121
Zuley & Wilson
#

No. 102901