File 43

TRUSTEE'S DEED

BOOK 7600 PAGE 542

Michael J. Philbin,
Successor-Trustee

to

Associates Financial Services
Company of Tennessee, Inc.
223 Donelson Pike
P. O. Box 140197
Donelson, Tennessee 37214
SEND TAX BILLS HERE

Map #75-0
Parcel #125
Field Book #4D 02215

7426 07/15 0101 03CHECK 310.49

WHEREAS, Mario Roberto Celia, unmarried, executed a deed of trust on the 16th day of January, 1987, which was recorded in Book 7110, Page 882, Register's Office for Davidson County, Tennessee, conveying to Harl Rose, Trustee, the property hereinafter described for the purpose of securing the payment of a promissory note to Associates Financial Services Company of Tennessee, 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 20th day of June, 1988, and recorded in Book 7580, Page 649, 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: July 11, 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 and free from the equity of redemption, homestead, dower and all other exemptions of every kind, all of which were expressly waived in said deed of trust; and

WHEREAS, the Grantee herein, Associates Financial Services Company of Tennessee, Inc., being the highest and best bidder at said sale with a bid of Ninety Thousand Three Hundred and No/100 Dollars ($90,300.00), 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 Ninety Thousand Three Hundred and No/100 Dollars ($90,300.00), paid by Associates Financial Services Company of Tennessee, 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 Associates Financial Services Company of Tennessee, Inc., its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Being the southerly portion of the Jenkins Land, containing 5.26 acres, more or less, and described according to a survey made by Bruce Rainey & Associates, dated November 12, 1976, as follows:
>
> BEGINNING at a point on the easterly margin of Weber Road, said point being 998.94 feet from the corner of Weber Road and Old Hickory Boulevard; thence continuing with said margin, South 21 deg. 45' 34" West 260.13 feet to a point; thence leaving said Weber Road, South 63 deg. 12' 28" East 112.15 feet to a point; thence South 63 deg. 10' 36" East 141.88 feet to a point; thence South 63 deg. 16' 30" East 104.81 feet to a point; thence South 11 deg. 50' 42" West 239.81 feet to a point; thence South 63 deg. 13' 00" East 316.86 feet, more or less, to a point in the center of Stoner Creek; thence running with said creek North 4 deg. 46' 46" West 493.46 feet to a point; thence leaving said Creek, North 43 deg. 39' 25" West 333.16 feet to a point; thence North 71 deg. 22' 26" West 290.00 feet to the point of beginning.
>
> Being the same property conveyed to Mario Roberto Celia and wife, Teresa Celia, by deed from Mary Ann Jenkins, of record in Book 5095, Page 794, Register's Office for Davidson County, Tennessee.

This is improved property also known as 5330 Weber Road, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Associates Financial Services Company of Tennessee, 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 Associates Financial Services Company of Tennessee, 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 a Deed of Trust of record in Book 5095, Page 796, 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 11th day of July, 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 11th day of July, 1988.

NOTARY PUBLIC

My Commission Expires: 5-20-92

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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 $90,300.00.

AFFIANT

Sworn to and subscribed before me this 11th day of June, 1988.

NOTARY PUBLIC

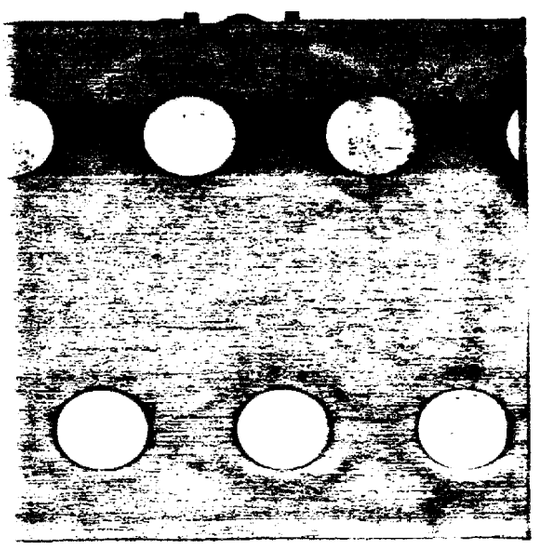
My Commission Expires: 5-20-92

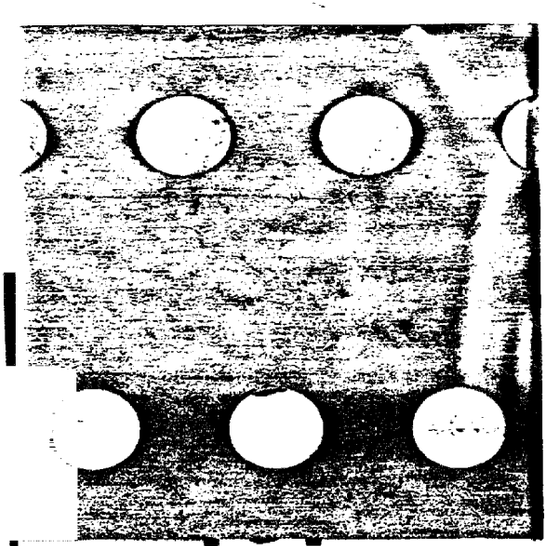
49640

IDENTIFICATION REFERENCE

JUL 15 2 00 PM '88

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 90300.00
				CON TX 297.99
				PRFEE 0.50
				WDEED 12.00
				TOTAL 310.49
				CHECK 310.49
07/15/88	01			14:03 0001 7426

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49640

IDENTIFICATION REFERENCE

JUL 15 2 00 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 113249