A *Bx 14

53321

IDENTIFICATION REFERENCE

JUL 27 2 46 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

TRUSTEE'S DEED

Michael J. Philbin,
Successor-Trustee

to

Sovran Mortgage Corporation
201 E. Cary Street
P. O. Box 26388
Richmond, Virginia 23260-6388
SEND TAX BILLS HERE

Map #64-12
Parcel #60
Field Book #4D 60854

BOOK 7611 PAGE 224

1753 07/27 0101 03CHECK 307.49

WHEREAS, Glenn M. Adams and wife, Laura K. Adams, executed a deed of trust on the 13th day of November, 1986, which was recorded in Book 7042, Page 321, Register's Office for Davidson County, Tennessee, conveying to D. J. Atkins and Virginia and Harold J. Brooks, Trustees, the property hereinafter described for the purpose of securing the payment of a promissory note to Sovran Mortgage Corporation, 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 8th day of July, 1988, and recorded in Book 7599, Page 431, 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 18, 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 right of homestead, equity of redemption, statutory right of redemption and relinquishes all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said deed of trust; and

WHEREAS, the Grantee herein, Sovran Mortgage Corporation, being the highest and best bidder at said sale with a bid of Ninety Thousand Two Hundred Ninety Six and 32/100 Dollars ($90,296.32), 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 Two Hundred Ninety Six and 32/100 Dollars ($90,296.32), paid by Sovran Mortgage Corporation, 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 Sovran Mortgage Corporation, 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. 359 on the Plat of Sherwood Forest, Section 4, of record in Plat Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description of subject lot.
>
> Being the same property conveyed to Glenn M. Adams and wife, Laura K. Adams, by deed from Wayne Stayton, unmarried, of record in Book 7042, Page 318, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 4729 Kalamath Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Sovran Mortgage Corporation, 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 Sovran Mortgage Corporation, 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 18th 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 18th day of July, 1988.

Janice M. Cheng
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)

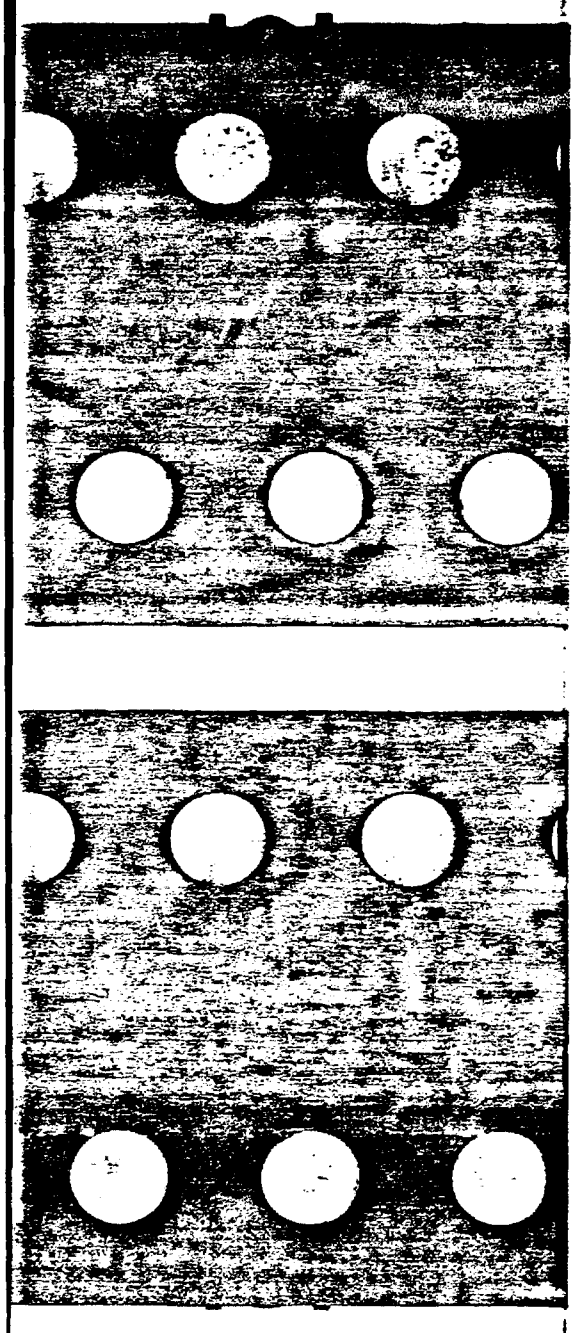
The actual consideration or value, whichever is greater, for this transfer is $90,296.32.

AFFIANT

Sworn to and subscribed before me this 18th day of July, 1988.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: 5-20-92



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7611 PAGE 227

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 90296.32
CON TX 297.99
PRFEE 0.50
WDEED 9.00
TOTAL 307.49
CHECK 307.49

07/27/98 01 14:48 0001 1753

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

Jul 27 2 46 PM '98
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117508