File 43

TRUSTEE'S DEED BOOK 7711 PAGE 286

Michael J. Philbin,
Successor-Trustee

to

Sears Mortgage Corporation
300 Knightsbridge Parkway
Lincolnshire, IL 60069
SEND TAX BILLS HERE

Map #108-7-13
Parcel #2CO
Field Book #3D 91624

WHEREAS, Quintilla D. Acuff, unmarried, executed a deed of trust on the 4th day of September, 1987, which was recorded in Book 7349, Page 380, Register's Office for Davidson County, Tennessee, conveying to Arnold M. Weiss, Trustee, the property hereinafter described for the purpose of securing the payment of a promissory note to Sears 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 30th day of August, 1988, and recorded in Book 7670, Page 841, 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, 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: November 21, 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 of which were expressly waived in said deed of trust; and

WHEREAS, the Grantee herein, Sears Mortgage Corporation, being the highest and best bidder at said sale with a bid of Sixty Nine Thousand Nine Hundred Eighty Three and 54/100 Dollars ($69,983.54), 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 Sixty Nine Thousand Nine Hundred Eighty Three and 54/100 Dollars ($69,983.54), paid by Sears 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 Sears 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 Unit No. 107 of Timberlake Condominiums, as of record in Master Deed recorded in Book 6549, Page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements, appurtenant to said Units, as set forth in Exhibit "A-1" of the Master Deed. Reference is hereby made to the plat of Timberlake Condominiums as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of said Unit.
>
> Being the same property conveyed to Quintilla D. Acuff, unmarried, by deed from Timber Lake Joint Venture, of record in Book 7349, Page 377, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 107 North Timber Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Sears 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 Sears 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 21st day of November, 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 21st day of November, 1988.

Geraldine J. Hopkins
NOTARY PUBLIC

My Commission Expires: 1-9-91

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 $69,983.54.

Michael J. R[illegible]
AFFIANT

Sworn to and subscribed before me this 21st day of November, 1988.

Beverly J. Yochum
NOTARY PUBLIC

My Commission Expires: 1-9-91

BEVERLY J. YOCHUM NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

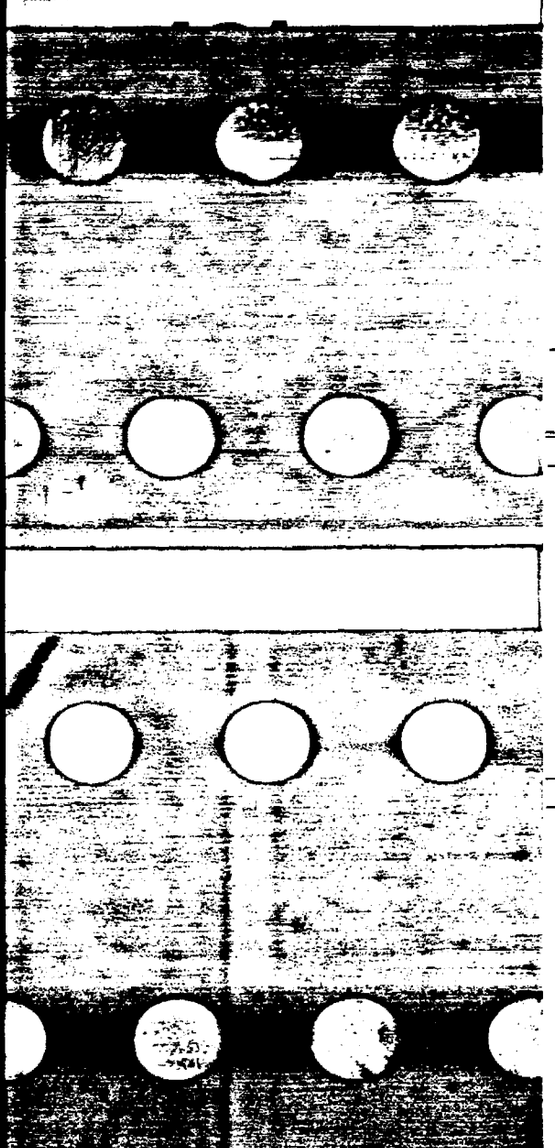
0794 11/28 0101 03CHECK 243.50

8811.0

IDENTIFICATION REFERENCE

Nov 28 8 17 AM '88

FELIX Z WILSON III REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 7711 PAGE 290

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 69983.54
CON TX 231.00
PRFEE 0.50
WDEED 12.00
TOTAL 243.50
CHECK 243.50

11/28/88 01 08:21 0001 0794

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8811.0

IDENTIFI REFERENCE

Nov 28 8 17 AM '88

FELIX Z. WILSON ST REGISTER
DAVIDSON COUNTY, TN

No. 157316