TRUSTEE'S DEED

Michael J. Philbin,
Successor, Trustee)
)
to)
)
Buckeye Federal Savings &)
Loan Association)
733 Greencrest Drive)
Westerville, Oh. 43081)
SEND TAX BILLS HERE

Map 150-2
Parcel 171
Field Book #02D-73997

WHEREAS, George W. Holder, Jr., and wife, Barbara L. Holder, executed a deed of trust on the 6th day of May 1985 which was recorded in Book 6559, page 267, 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, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Patrick Charles Custer, in a deed of record in Book 6679, Page 288, said Register's Office; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Robert E. Sparrow of record in Book 7283, Page 517, as corrected in Book 7505, Page 688, said Register's Office; 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 13th day of October 1988 and recorded in Book 7724, page 39, said Register's Office; 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: January 9, 1989, 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 Forty-Six Thousand Ten and 00/100 Dollars ($46,010.00) 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 Forty Six Thousand Ten and 00/100 Dollars ($46,010.00) 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 being more particularly described as follows, to wit:

> Land in Davidson County, Tennesee, being Lot No. 49-A Zone Lot Division Lots 49, 50, 51 and 52, on the Plan of Harbor Gate Section One of record in Plat Book 6200, page 228, amending Plat Book 520, page 712, Register's Office for said county, to which reference is made for a more complete description.
>
> Being the same property conveyed to George W. Holder, Jr., by deed of record in Book 6345, page 486, Register's Office for Davidson County, Tennesee, and subsequently conveyed to Patrick Charles Custer, by deed of record in Book 6679, page 288, Register's Office for Davidson County, and subsequently conveyed to Robert E. Sparrow, by deed of record in Book 7283, page 517, as corrected of record in Deed Book 7505, page 688, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 806 Holder Court, Nashville, Tennessee 37217. (Incorrectly shown as 804 Holder Court in Deed Book 6679, page 288, and in Deed Book 7283, page 517, Register's Office for Davidson County, Tennessee.

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 9th day of January 1989.

Michael J. Philbin, Trustee

Michael J. Philbin
Successor-Trustee

6156 01/13 0101 03CHECK 161.30

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 9th day of January 1989.

Beverly J. Upchurch
NOTARY PUBLIC

BEVERLY J. UPCHURCH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

1-9-91

THIS INSTRUMENT PREPARED BY
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street
Nashville, Tennessee 37201

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
JAN 13 11 07 AM '89
IDENTIFICATION REFERENCE
0 1 4 3 1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer s $46,010.00.

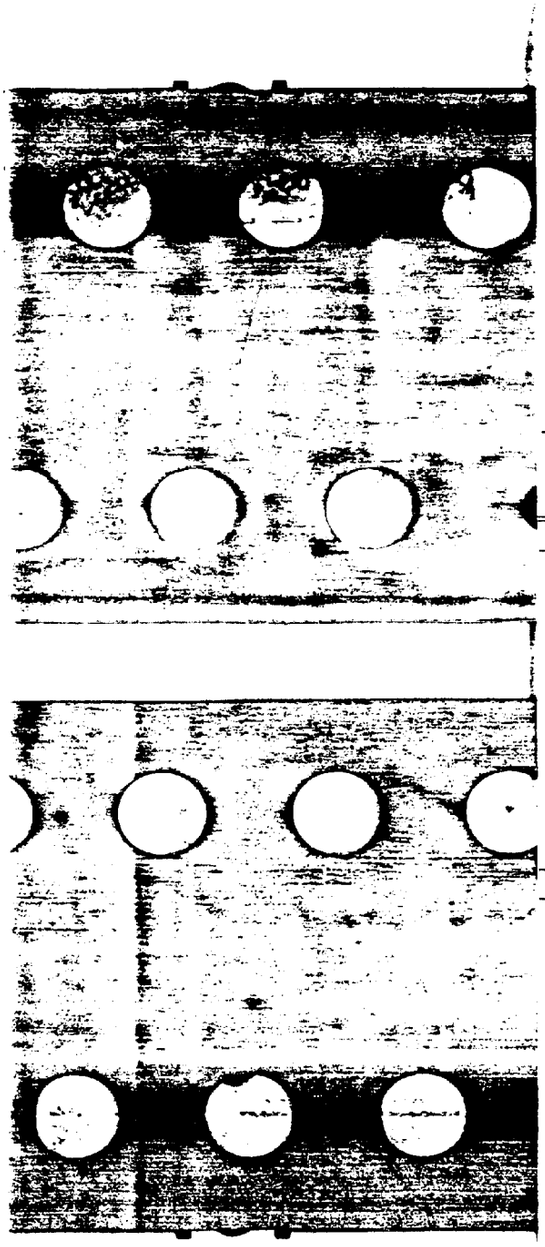
Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 9th day of January 1989.

Beverly J. Upchurch
NOTARY PUBLIC

BEVERLY J. UPCHURCH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission expires: 1-9-91



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

RECEIVED OF _____

FOR _____

BOOK 7751 PAGE 333

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 46010.00
				CON TX 151.80
				PRFEE 0.50
				MDEED 9.00
				TOTAL 161.30
				CHECK 161.30
			01/13/89 01	11:08 0001 6156

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01431 L.

IDENTIFICATION REFERENCE

JAN 13 11 07 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 172816