TRUSTEE'S DEED

BOOK 7751 PAGE 312

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 368
Field Book #02D-74786

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 285, 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 Donald L. Kotval, et ux Charity Kotval, in a deed of record in Book 6613, Page 41, said Register's Office; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Tevis M. Wayland, in a deed of record in Book 6815, Page 654, 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 7723, page 971, 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:

> Being Lot No. 50-B of the Zone Lot Division of Lots 49, 50, 51 and 52, of Harbor Gate, Section 1, of record in Plat Book 6200, page 228, amending Plat Book 5200, page 703, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to George W. Holder, Jr., by quitclaim deed of record in Book 6345, page 486, Register's Office for Davidson County, Tennessee, and subsequently conveyed to Donald L. Kotval, et ux Charity Kotval, by deed of record in Book 6613, page 41, said Register's Office, and subsequently conveyed to Tevis M. Wayland by deed of record in Book 6815, page 654, said Register's Office.
>
> This is improved property also known as 808 Holder Court, Nashville, Tennessee 37217. (Previously incorrectly shown as 8109 Holder Court in Deed Book 6613, page 41, and Deed Book 6815, page 654, said Register's Office.

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

6159 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. Marchetti
NOTARY PUBLIC

BEVERLY J. MARCHETTI 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 09 AM '89
IDENTIFICATION REFERENCE
01434

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Michael J. Philbin
AFFIANT

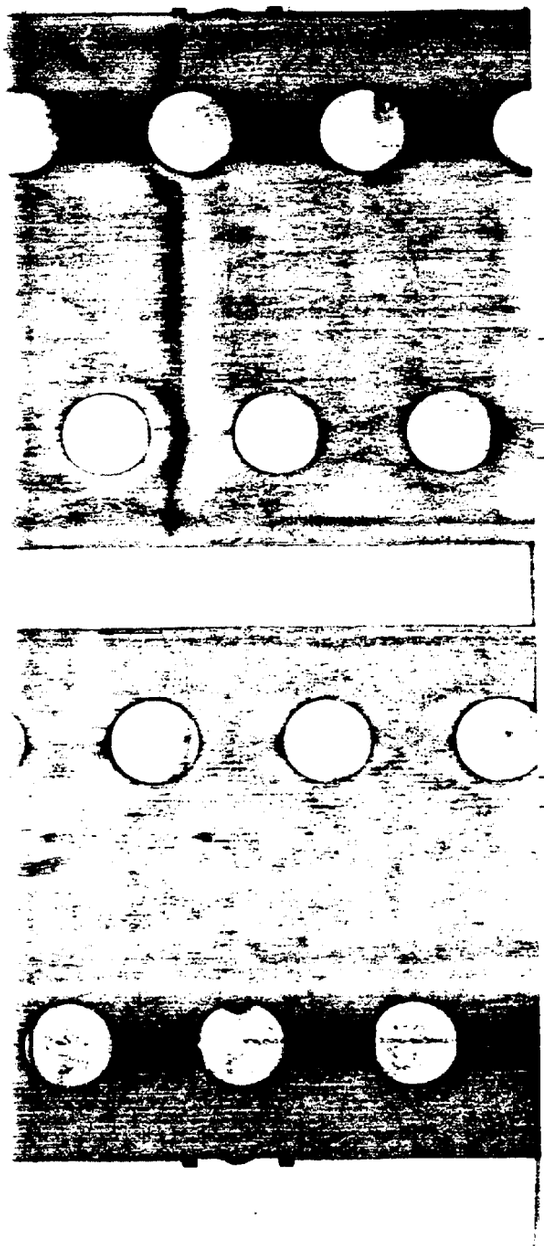
Sworn to and subscribed before me this 9th day of January 1989.

Beverly J. Marchetti
NOTARY PUBLIC

BEVERLY J. MARCHETTI 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 315

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 46010.00
				CON TX 151.80
				PRFEE 0.50
				WDEED 9.00
				TOTAL 161.30
				CHECK 161.30
01/13/89	01			11:11 0001 6159

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01434

IDENTIFICATION REFERENCE

JAN 13 11 09 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 172819