Box 43

BOOK 7752 PAGE 352

TRUSTEE'S DEED

Michael J. Philbin,
Successor, Trustee )
)
to )
)
Chemical Mortgage Company )
101 East Town Street )
Columbus, Ohio 43215 )
SEND TAX BILLS HERE

Map 71-2
Parcel 195
Field Book #13DA 68877

WHEREAS, Lucille Moore and husband, Larry Moore, and Stanley W. Miller and wife, Ruby M. Miller, executed a deed of trust on the 30th day of April 1986 which was recorded in Book 6855, page 553, Register's Office for Davidson County, Tennessee, conveying to D. Gene Merrill and Frederick E. Brooks, Trustees, the property hereinafter described for the purpose of securing the payment of a promissory note to Atlantic Coast Mortgage Company, 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 7th day of November 1988 and recorded in Book 7703, page 253, 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 16, 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, Chemical Mortgage Company, being the highest and best bidder at said sale with a bid of Fifty One Thousand Two Hundred One Dollars and 08/100 ($51,201.08) 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 Fifty One Thousand Two Hundred One and 08/100 Dollars ($51,201.08) paid by Chemical Mortgage Company, 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 Chemical Mortgage Company, 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, Tennessee, being Lot No. 31B Zone Lot Division of Lot 31 on the Plan of John J. Rucker Subdivision of record in Book 6250, Page 651, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Lucille Moore, married and Stanley W. Miller et ux Ruby M. Miller, by deed of record in Book 6855, Page 550, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 450 Roger Williams Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Chemical Mortgage Company, 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 Chemical Mortgage Company, 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 16th day of January 1989.

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 16th day of January 1989.

Wallace B. Grimm
NOTARY PUBLIC

WALLACE B. GRIMM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
07/09/1989

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 $51,201.08.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 16th day of January 1989.

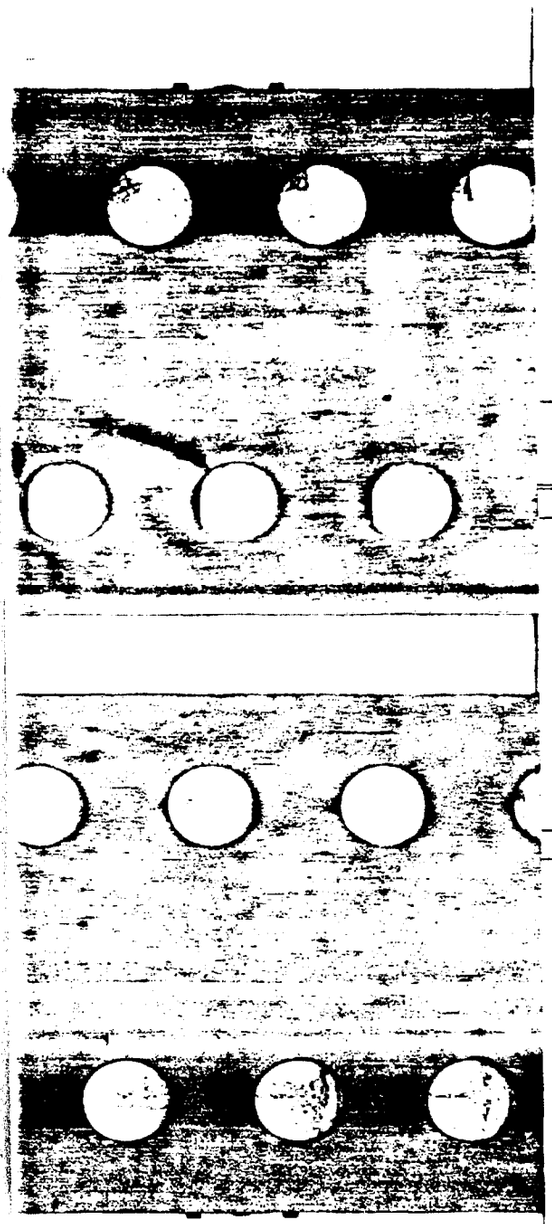
Wallace B. Grimm
NOTARY PUBLIC

WALLACE B. GRIMM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
07/09/1989

6498 01/17 0101 03CHECK 178.46

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TENN.
Jan 17 10 09 AM '89
IDENTIFICATION REFERENCE
017231



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

RECEIVED OF _____

FOR _____

BOOK 7752 PAGE 355

| | | |
|---|---|---|
| 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 51201.08 |
| | | | | CON TX 168.96 |
| | | | | PRFEE 0.50 |
| | | | | WDEED 9.00 |
| | | | | TOTAL 178.46 |
| | | | | CHECK 178.46 |
| | | 01/17/89 | 01 | 10:11 0001 6498 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

017.31

IDENTIFT REFERENCE

JAN 17 10 09 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 173152