TRUSTEE'S DEED

BOOK 7778 PAGE 987

Michael J. Philbin,
Successor-Trustee

to

Chemical Mortgage Company
101 East Town Street
Columbus, Ohio 43215
SEND TAX BILLS HERE

Map 50-2
Parcel 64
Field Book #12D-26888

WHEREAS, Denise Carroll and Curtis Cliff, Jr. and wife, Mary R. Cliff, executed a deed of trust on the 29th day of August, 1986 which was recorded in Book 6989, Page 590, 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 24th day of June, 1988 and recorded in Book 7594, page 830, 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 Successor-Trustee named herein had on July 11, 1988, held a sale foreclosing the above referenced Deed of Trust and subsequently conveyed the property herein described to Chemical Mortgage Company by Trustee's Deed of record in Book 7607, Page 377, Register's Office for Davidson County, Tennessee; and

WHEREAS, Chemical Mortgage Company thereafter conveyed the property herein described to the Secretary of Housing and Urban Development by Deed of Record in Book 7641, Page 34, Register's Office for Davidson County, Tennessee; and

WHEREAS, it was subsequently discovered that Denise Carroll (now known as Denise C. Turner) had filed a Chapter 13 bankruptcy petition in the United States Bankruptcy Court for the Middle District of Tennessee

prior to the time that the aforesaid foreclosure sale was held, thus rendering void the sale held on July 11, 1988 and the subsequent deeds herein referred to; and

WHEREAS, Chemical Mortgage Company was granted relief from the Automatic Stay Order issued by the bankruptcy court and instructed its Successor-Trustee to reinstitute foreclosure; 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: February 21, 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 Sixty One Thousand Four Hundred Eighty and NO/100 Dollars ($61,480.00) 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 Sixty One Thousand Four Hundred Eighty and NO/100 Dollars ($65,480.00) 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:

> Being Lot No. 56, Section 3, Willow Creek Subdivision as of record in Book 5200, Page 631, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Denise Carroll and Curtis Cliff, Jr. and wife, Mary R. Cliff, by deed from Johnnie Bond and Associates, Inc. and Betty Jo Wall and husband Bobby D. Wall, of record in Book 6989, Page 586, Register's Office for Davidson County, Tennessee.

This is improved property also known as 3520 and 3522 Brookway Drive, 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 21st day of February, 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 21st day of February, 1989.

Wallace B. Primm
NOTARY PUBLIC

My Commission Expires:

July 9, 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 $61,480.00.

Michael J. H. R.
AFFIANT

Sworn to and subscribed before me this 21st day of February, 1989.

Wallace B. Prim
NOTARY PUBLIC

My Commission Expires:
July 9, 1989

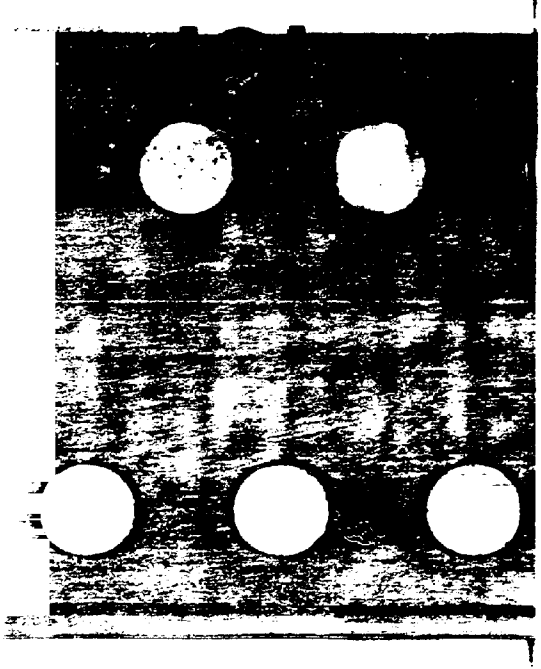
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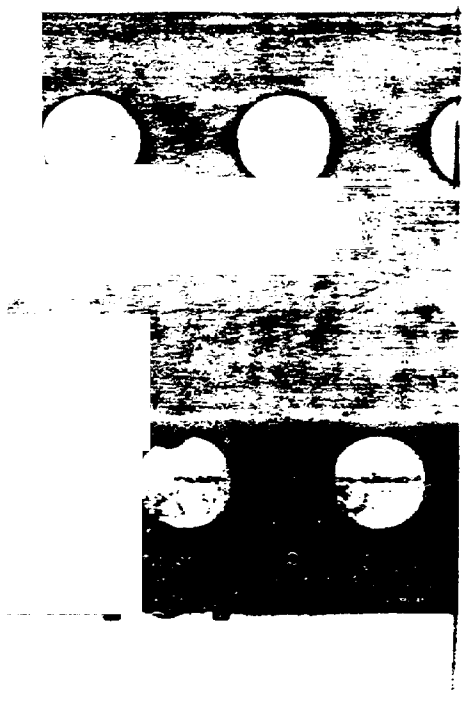
IDENTIFICATION REFERENCE

Feb 24 11 10 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

9943 02/24 0101 03CHECK 215.45





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7778 PAGE 991

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 61480.00
CON TX 202.95
PRFEE 0.50
WDEED 12.00
TOTAL 215.45
CHECK 215.45
02/24/89 01 11:20 0001 9943

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11260.

IDENTIFI REFERENCE

Feb 24 [illegible]

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184375