TRUSTEE'S DEED

BOOK 7778 PAGE 996

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 370
Field Book #02D-74788

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 309, 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, pursuant to the provisions of said deed of trust, the undersigned, Michael J. Philbin, was appointed Successor-Trustee, said appointment being dated the 9th day of November, 1988 and recorded in Book 7711, page 292, 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: 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,

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. 52-B, Zone Lot Division Lots 49, 50, 51 and 52, Harbor Gate Section One of record in Plat Book 6200, Page 228, amending Plat Book 5200, Page 712, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being a portion of the same property conveyed to George W. Holder, Jr. by deed of record in Book 6345, Page 486, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 816 Holder Court, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said

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

9949 02/24 0101 03CHECK 171.86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $49,195.00.

AFFIANT

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

Wallace B. Primm
NOTARY PUBLIC

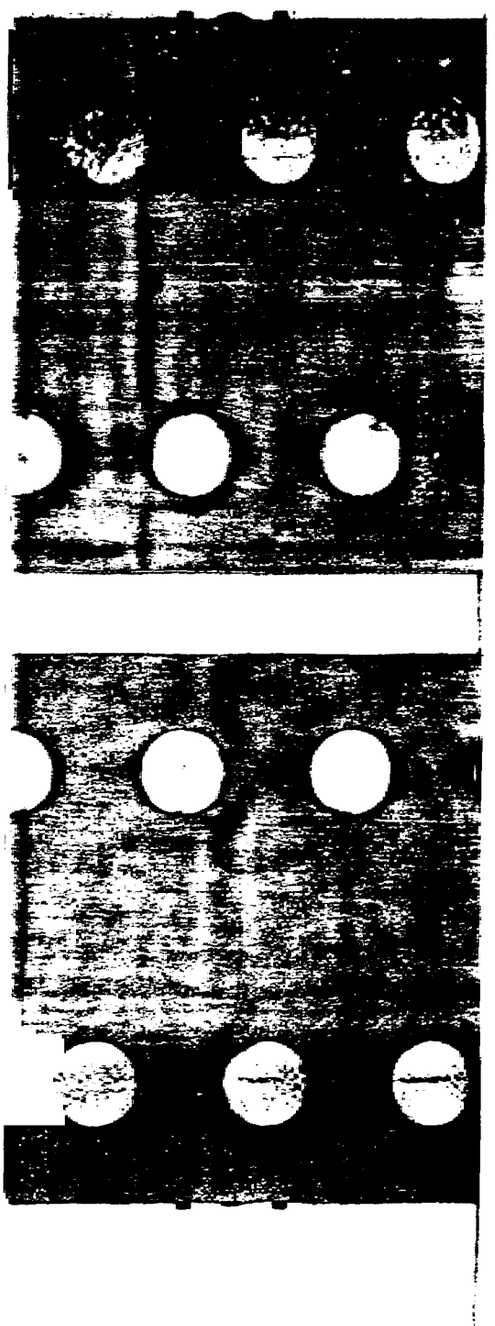
My Commission Expires:
July 9, 1989

11262

IDENTIFICATION REFERENCE

FEB 24 11 22 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 49195.00
CON TX 162.36
PRFEE 0.50
WDEED 9.00
TOTAL 171.86
CHECK 171.86

02/24/89 01 11:24 0001 9949

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11.26 2

IDENTIFICATION REFERENCE

Feb 24

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184381