TRUSTEE'S DEED

25687

6723 04/18 0101 03CHECK 109.49

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

Map 150-02
Parcel 369
Field Book #02D-747

APR 18 10 57 AM '89

BOOK 7819 PAGE 277

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 297, 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 Sheila Hollander Wolff, in a deed of record in Book 6815, Page 635, said Register's Office; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by John A. Nixon in a deed of record in Book 7036, Page 672, 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 22nd day of November, 1988 and recorded in Book 7721, page 893, 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: April 10, 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 Thirty Thousand Three Hundred Twenty Two and 00/100 Dollars ($30,322.00) 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 Thirty Thousand Three Hundred Twenty Two and 00/100 Dollars ($30,322.00) 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. 51-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 712, 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 Sheila Hollander Wolff, by deed of record in Book 6815, page 635, rerecorded in Book 7632, Page 655, and subsequently conveyed to John A. Nixon by deed of record in Book 7036, Page 672, said Register's Office.
>
> This is improved property also known as 812 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 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 10th day of April, 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 10th day of April, 1989.

Beverly J. Hochuch
NOTARY PUBLIC

My Commission Expires:

1-9-91

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 $30,322.00.

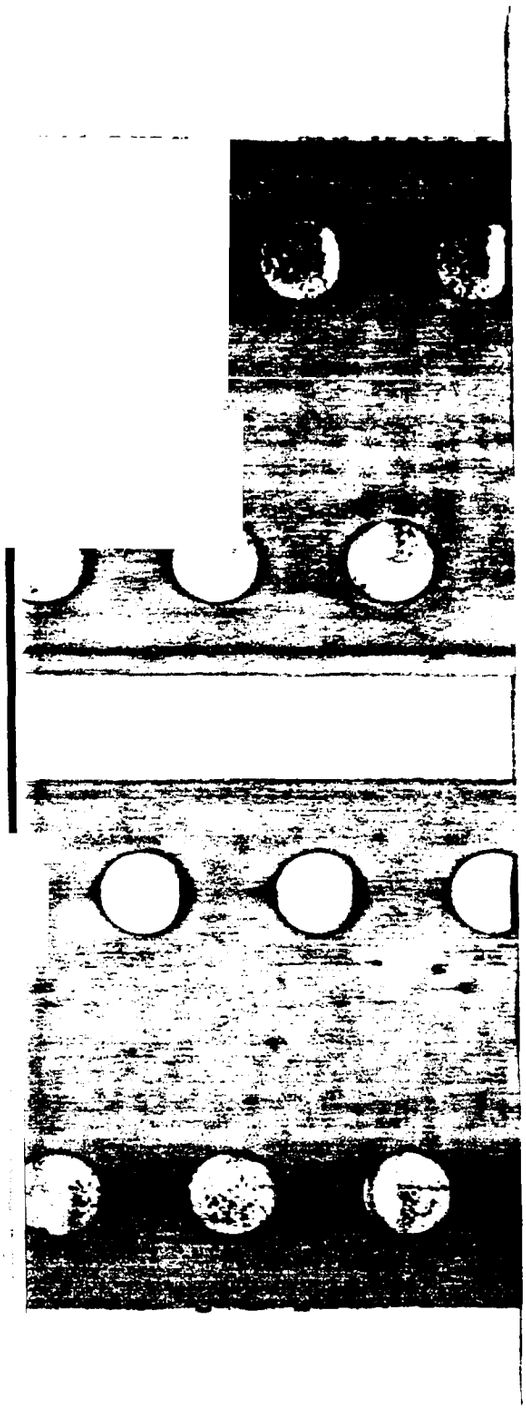
AFFIANT

Sworn to and subscribed before me this 10th day of April, 1989.

Beverly J. Hochuch
NOTARY PUBLIC

My Commission Expires:

1-9-91



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7819 PAGE 280

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	30322.00
COUN TX	99.99
PRFEE	0.50
WDEED	9.00
TOTAL	109.49
CHECK	109.49

256687

TENNESSEE REFERENCE

APR 18 10 57 AM '89

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY

04/18/89 01 10:57 0001 6723

No. 201100