BOOK 722 PAGE 239

RE-RECORD
BOOK 7821 PAGE 501

TRUSTEE'S DEED

Michael J. Philbin, Successor-Trustee	)	Davidson County Map #36-0
	)	**Group #**
to	)	Parcel #60
	)	**Field Book #14D 48044**
Chemical Mortgage Company 101 East Town Street Columbus, Ohio 43215	)	Cheatham County Map #53 Parcel #34.07 0101 03CHECK 12.00
	)	#34.06

SEND TAX BILLS HERE

WHEREAS, Terry R. Waller and wife, Beverly Ann Waller, executed a deed of trust on the 5th day of September, 1986, which was recorded in Book 6984, Page 584, Register's Office for Davidson County, Tennessee, and Book 247, Page 868, Register's Office for Cheatham County, Tennessee, conveying to D. Gene Merrill and Frederick E. Brooks, Trustees, to secure payment to Atlantic Coast Mortgage Company, of a promissory note 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 11th day of October, 1988, and recorded in Book 7698, Page 223, Register's Office for Davidson County, Tennessee and Book 275, Page 940, Register's Office for Cheatham County, Tennessee; 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 Newspaper, a newspaper published and circulated in Davidson County, Tennessee and the Ashland City Times, a newspaper published in and circulated in Cheatham County, Tennessee; and pursuant to the said advertisement, said

sale was held at the time and place advertised, to-wit: November 28, 1988 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 Thirty-seven Thousand, Nine Hundred and Sixteen Dollars and 98/100 Dollars ($37,916.98), 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-seven Thousand, Nine Hundred and Sixteen Dollars and 98/100 Dollars ($37,916.98), 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 Joelton, in both Cheatham and Davidson County, Tennessee, and being more particularly described as follows, to wit:

> Land in Davidson and Cheatham County, Tennessee, described according to a survey by P. A. Chapdelaine, dated December 8, 1978; and described according to a survey made by John B. Kohl, III, dated September 4, 1986, as follows:
>
> Beginning at a point, same being the southerly intersection of Higdon Road and Arrington Road; thence South 59 degrees 47 minutes 15 seconds West 82.29 feet to a point; thence South 18 degrees 32 minutes 54 seconds West 302.41 feet to a point; thence South 45 degrees 39 minutes 54 seconds West 203.37 feet to a point; thence South 63 degrees 04 minutes 53 seconds West 62.39 feet to a point; thence South 50 degrees 32 minutes 04 seconds West 99.82 feet to a point; thence South 48 degrees 55 minutes 36 seconds West 149.3 feet to a point; thence South 82 degrees 02 minutes 11 seconds West 30.61 feet to a point; thence South 51 degrees 18 minutes 46 seconds West 60.38 feet to a point; thence South 11 degrees 56 minutes 13 seconds

West 50.75 feet to a point; thence South 41 degrees 54 minutes 13 seconds West 73.36 feet to a point; thence South 36 degrees 01 minutes 50 seconds West 217.83 feet to a point; thence South 12 degrees 44 minutes 44 seconds West 54.90 feet to a point; thence South 43 degrees 46 minutes 22 seconds West 49.25 feet to a point; thence South 15 degrees 28 minutes 53 seconds West 90.00 feet to a point; thence North 20 degrees 16 minutes 52 seconds West 358.29 feet to a point; thence North 41 degrees 14 minutes 49 seconds West 307.15 feet to a point in the southerly margin of Arrington Road; thence with the southerly margin of Arrington Road in an easterly direction 1,459.10 feet to the point of beginning and containing 10.00 acres more or less; and being Tracts 1 and 2 according to a survey by P.A. Chapdelaine dated December 8, 1978.

Being the same property conveyed to Terry R. Waller and wife, Beverly Ann Waller, by deed of record in Book 6984, Page 582, Register's Office for Davidson County, Tennessee and by deed of record in Record Book 248, Page 196, Register's Office for Cheatham County, Tennessee.

This is improved property also known as 5595 Higdon Road, Joelton, Tennessee 37080.

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 the said 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 28th day of November, 1988.

Michael J. Philbin, Trustee

Michael J. Philbin
Successor-Trustee

RE-RECORD
BOOK 7821 PAGE 504

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Michael J. Philbin the undersigned, a Notary Public in and for said County and State, the within named , 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 28th day of November, 1988.

Patricia A. Cook
NOTARY PUBLIC

My Commission Expires: 10-9-91

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 $37,916.98.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this day of , 19.

Patricia A. Cook
NOTARY PUBLIC

My Commission Expires: 10-9-91

CHEATHAM COUNTY STATE OF TENNESSEE
Office of the Register 12-8 1988
I, BETTY J. ROSS, Cheatham County Register do certify that the Foregoing instrument and certificate was received in my office at 1:00 o'clock A.M., on 12-8 1988 entered into Book L Page 257 and recorded in Book No 277 Page 121 The following amounts were paid under receipt No 25578

STATE TAX: DEED	$
STATE TAX: MTGS	$
PROBATE FEE:	$
RECORDING FEE:	$ 16.00
TOTAL	$

Betty J. Ross REGISTER

RE-RECORD

APR 20 2 46 PM '89
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

DEC 12 3 08 PM '88
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

26 0 2.

9 1 9 7 1.

*Rerecorded to reflect correct Map num