Box 43

BOOK 7779 PAGE 265

File 14

TRUSTEE'S DEED

4877 05/10 0101 03 CHECK 9.00

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 173
Field Book #02D-73999

RE-RECORD
BOOK 7838 PAGE 261

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 291, 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 24th day of January, 1989 and recorded in Book 7762, page 938, 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,

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WHEREAS, the Grantee herein, Buckeye Federal Savings and Loan Association being the highest and best bidder at said sale with a bid of Forty Nine Thousand One Hundred Ninety-Five and NO/100 Dollars ($49,195.00) 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 Forty Nine Thousand One Hundred Ninety-Five and NO/100 Dollars ($49,195.00) 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-A* on 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 814 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

*rerecorded to correct Lot number.

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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 $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

0038 02/24 0101 03CHECK 171.86

FEB 24 2 22 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

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