TRUSTEE'S DEED

Michael J. Philbin,
Successor-Trustee

to

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

Map #61-8
Parcel #106.00
Field Book #15DZ-28510

[illegible] 07 '25 0101 03CHECK 300.26

WHEREAS, Charles M. Gary and wife, Dorothy J. Gary, executed a deed of trust on the 27th day of July, 1987, which was recorded in Book 7312, Page 832, 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 7th day of March, 1989, and recorded in Book 7820, Page 222, Register's Office for Davidson 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 pursuant to the said advertisement, said sale was held at the time and place advertised, to-wit: May 22, 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 Eighty Seven Thousand Two Hundred Twenty Six and 00/100 Dollars ($87,226.00), 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 Eighty Seven Thousand Two Hundred Twenty Six and 00/100 Dollars ($87,226.00), 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 more particularly described as follows, to wit:

> Being part of Tract No. 1 on the Plan of A. J. McGaughey's Second Haysboro Subdivision, of record in Book 547, Page 43, Register's Office for said County, and being known as Lot No. 7, on the Map showing the Subdivision of the George C. Nolen 10 acre tract as shown on an unrecorded copy of said Subdivision by Erle Drake, County Surveyor, dated May 30, 1945, and described as follows:
>
> BEGINNING at a point in the westerly margin of Camellia Place, formerly Newton Avenue, at the corner of Lot Nos. 6 and 7; being 575.5 feet South of the intersection of Log Cabin Road; thence with the line between said lots, North 87-1/2 degrees West 220 feet to a point in the original West line of said Tract No. 1, being a fence line; thence along said fence, South 6-3/4 degrees East 100 feet to a point; the corner of Lot Nos. 7 and 8; thence with the line between said lots, South 87-1/2 degrees East 220 feet to the West margin of Camellia Place; thence with the margin of the same, North 6-3/4 degrees West 100 feet to the BEGINNING.
>
> Being the same property conveyed to Charles M. Gary, by deed of record in Book 1729, Page 388, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 4605 Camellia Place, Nashville, Tennessee 37216.

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 22nd day of May, 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 22nd day of May, 1989.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: 5-20-92

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 $87,226.00.

Michael J. R...
AFFIANT

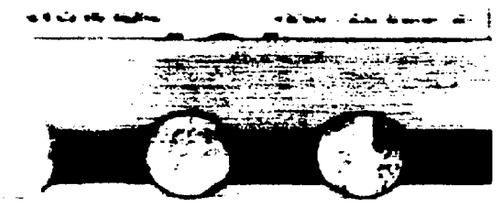
Sworn to and subscribed before me this 22nd day of May, 1989.

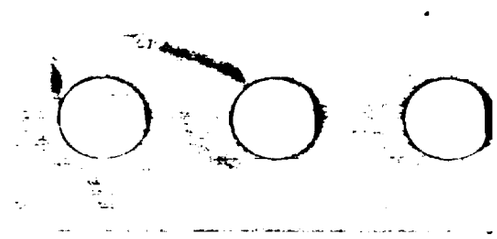
Janice M. Cheng
NOTARY PUBLIC

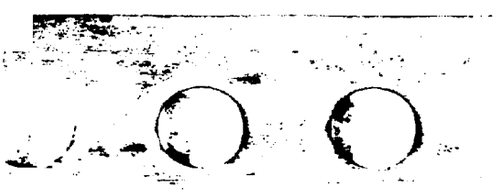
My Commission Expires: 5-20-92

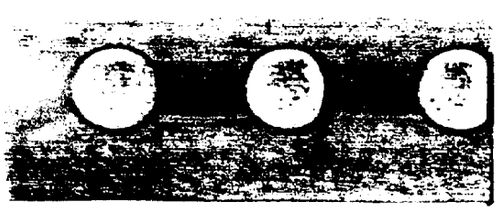
FILED FOR RECORD
DAVIDSON COUNTY, TENN.
MAY 25 10 23 AM '89
REGISTER'S OFFICE

35830









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7849 PAGE 131

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 87226.00
				CON TX 287.76
				PRFEE 0.50
				WDEED 12.00
				TOTAL 300.26
				CHECK 300.26
05/25/89	01			10:23 0001 9625

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

358830

IDENTIFICATION

MAY 25 10 23 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 213001