**TRUSTEE'S DEED**

BOOK 7849 PAGE 987

Michael J. Philbin,
Successor-Trustee

to

Educators Credit Union
1701 21st Avenue South
P. O. Box 120729
Nashville, TN 37212-0729
**SEND TAX BILLS HERE**

Map #15
Parcel #133
Field Book #14D-15255

WHEREAS, Phillip Marshall Mansfield and wife, Louise Haley Anderson Mansfield, executed a deed of trust on the 3rd day of April, 1986, which was recorded in Book 6825, Page 926, Register's Office for Davidson County, Tennessee, conveying to Earl Thompson, Trustee, the property hereinafter described for the purpose of securing the payment of a promissory note to Educators Credit Union, 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 February, 1989, and recorded in Book 7819, Page 268, 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, Educators Credit Union, being the highest and best bidder at said sale with a bid of Thirty Thousand and 00/100 Dollars ($30,000.00), 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 and 00/100 Dollars ($30,000.00), paid by Educators Credit Union, 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 Educators Credit Union, 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 59 acres, more or less, conveyed to Mary Louise Vidale, by deed from B. F. Binkley, as of record in Book 1309, Page 18, and being described according to an unrecorded plat made by Cummins Surveying Company on June 6, 1987, and described according to said survey as follows:
>
> Being Lot No. 4 on the unrecorded plan of the Vidale Subdivision, and described as follows: Beginning at an iron pin in the easterly margin of Whites Creek Pike, said point being 485 feet southerly from the southeasterly corner of Whites Creek Pike and Morgan Road, in the 14th Civil District of said County; thence south 86 degrees east 752.5 feet more or less to an iron pin; thence southerly 171.0 feet more or less to an iron pin, the southeasterly corner of Lot No. 4 on said plan; thence north 86 degrees west 720.2 feet more or less to an iron pin; the southwesterly corner of Lot No. 4 on said Plan; thence northwesterly and along the easterly side of Whites Creek Pike 175.0 feet more or less to an iron pin, the point of beginning, said land containing 3.0 acres, more or less.
>
> Being the same property conveyed to Phillip Marshall Mansfield and wife, Louise Haley Anderson Mansfield, by deed of record in Book 6004, Page 819, Register's Office for Davidson County, Tennessee, the said Phillip Marshall Mansfield and wife, Louise Haley Anderson Mansfield now deceased.
>
> This is improved property also known as 7474 Whites Creek Pike, Joelton, Tennessee 37080.

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

BOOK 7849 PAGE 990

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Michael J. Ri...
AFFIANT

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

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: 5-20-92

3617 5.

FILED FOR RECORD
May 25 3 14 PM '89
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

RECEIVED FROM FIRST AMERICAN
902: 05/25 0101 03CHECK 12.00