3 9 7.9 0.

TRUSTEE'S DEED

3348 06/08 0101 03CHECK 167.90

Michael J. Philbin,
Successor-Trustee)
)
to)
)
Chemical Mortgage Company)
101 East Town Street)
Columbus, Ohio 43215)
SEND TAX BILLS HERE

Map 53-3
Parcel 193
Fld Bk# 4D-44115

IDENTIFICATION REFERENCE

JUN 8 2 58 PM '89

FELIX Z. WILSON CLERK & MASTER
DAVIDSON COUNTY, TN

BOOK 7861 PAGE 28

WHEREAS, Pecos Duane Farmer, unmarried, executed a deed of trust on the 13th day of February, 1987 which was recorded in Book 7191, page 724, Register's Office for Davidson County, Tennessee, conveying to D. Gene Merrill and/or 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 4th day of April, 1989 and recorded in Book 7815, Page 306, 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: June 5, 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 Forty Seven Thousand Nine Hundred Eighty Four and 34/100 Dollars ($47,984.34) 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 Seven Thousand Nine Hundred Eighty Four and 34/100 Dollars ($47,984.34) 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 being more particularly described as follows, to wit:

> Being Lot No. 206, on the Plan of Village of Old Hickory, Section "B" of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 206, being on the westerly margin of Clark Street at the corner of Lot Nos. 205 and 206; thence with the line between said lots westwardly 89.1 feet to the corner of Lot Nos. 205, 206, 211 and 212; thence with the line between Lot Nos. 206 and 212 southwardly 62.9 feet to the northerly margin of 14th Street; thence with the northerly margin of said street eastwardly 79.1 feet to the beginning of a curve; thence around said curve with a radius of 10.0 feet, a distance of 15.7 feet to the westerly margin of Clark Street; thence with the margin of said street northwardly 52.8 feet to the point of beginning.
>
> Being the same property conveyed to Pecos D. Farmer and wife, Rhonda L. Farmer by deed from Annelle P. Baggett and husband, Rhea Baggett, of record in Book 6202, Page 321, Register's Office for Davidson County, Tennessee. The interest of the said Rhonda Lynn Farmer having been divested out of her and vested in Pecos Duane Farmer by divorce decree of record in Book 7142, Page 176, R.O.D.C., Tennessee.
>
> This is improved property also known as 1310 Clark Street, Old Hickory, Tennessee 37138.

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 5th day of June, 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 5th day of June, 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)

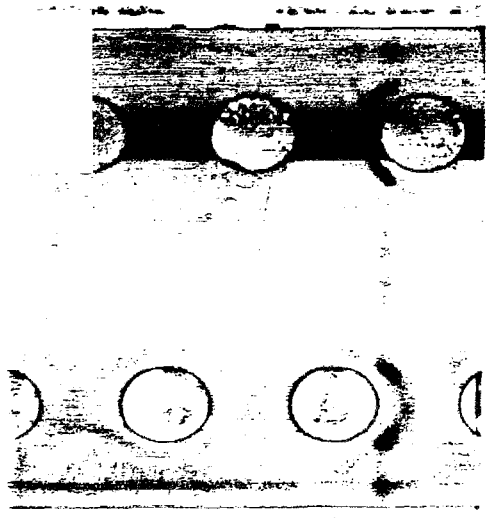
The actual consideration or value, whichever is greater, for this transfer is $47,984.34.

AFFIANT

Sworn to and subscribed before me this 5th day of June, 1989.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires:
5-20-92



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

RECEIVED OF _____

FOR _____

BOOK 7861 PAGE 31

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

CONST	47984.34
CON TX	158.40
PRFEE	0.50
WDEED	9.00
TOTAL	167.90
CHECK	167.90

06/08/89 01 15:00 0001 3348

397.90

IDENTIFICATION REFERENCE

JUN 8 2 58 PM '89

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 217696