TRUSTEE'S DEED

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN. AUG 8 3 35 PM '89

IDENTIF. TREFERENCE

56120

This instrument prepared by:
Adams, Taylor, Philbin, Pigue & Marchetti
One Union Street
Nashville, Tennessee 37215

Michael J. Philbin,
Successor Trustee

to

Chemical Mortgage Company
101 East Town Street
Columbus, Ohio 43215
SEND TAX BILLS HERE
NO MORTGAGEE

BOOK 7910 PAGE 111

Map #71-2
Parcel #188.00
Field Book #13DA-68870

WHEREAS, Robert E. Gains and wife, Mary B. Gains and John Crawford and wife, Marilyn R. Crawford, executed a deed of trust on the 4th day of April, 1986, which was recorded in Book 6831, Page 586, Register's Office, Davidson County, Tennessee, conveying to D. Gene Merrill and Frederick E. Brooks, Trustees, the property hereinafter described to secure the payment of a promissory note referred to in said deed of trust; and

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WHEREAS, Michael J. Philbin was appointed Successor-Trustee, said appointment being recorded in Book 7858, Page 660, Register's Office, Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, the GRANTOR herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in the Nashville Record Newspaper, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: July 31, 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 free from the statutory right of redemption, homestead, dower and all other exemptions 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 Eight Thousand Nine Hundred Twenty Four and No/100 Dollars ($38,924.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of Thirty Eight Thousand Nine Hundred Twenty Four and No/100 Dollars ($38,924.00), 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 Lot No. 40-B Zone Lot Division of Lot No. 40 of the resubdivision of Lot 40 of John J. Rucker Subdivision, as of record in Book 6250, Page 651, Register's Office for Davidson County, Tennessee, to which plan reference is

hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert E. Gains and wife, Mary B. Gains and John Crawford, by deed of record in Book 6831, Page 583, and subsequently conveyed to Crawford & Moore Investments, Inc. by Quitclaim Deed of record in Book 7008, Page 972, Register's Office for Davidson County, Tennessee.

This is improved property also known as 457 Roger Williams Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate together with the appurtances, 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 the Trustee 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; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances as well as any priority created by a fixture filing; and 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 31st day of July, 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 31st day of July, 1989.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: 5-20-92

NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

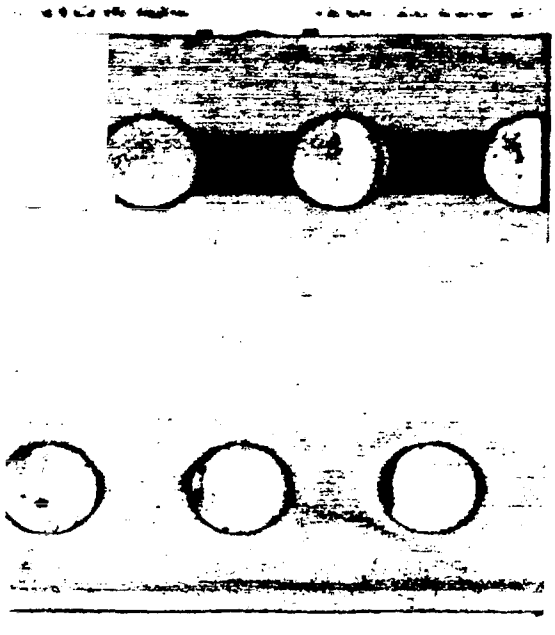
The actual consideration of value, whichever is greater for this transfer is $38,924.00.

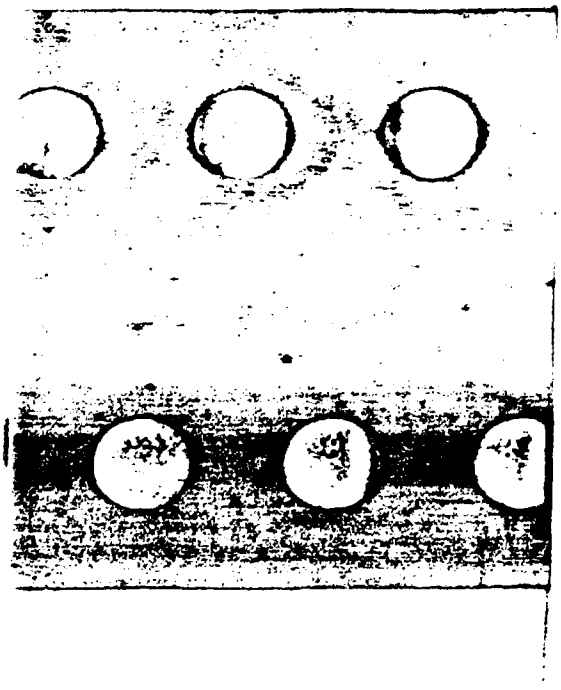
Michael J Ar
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of July, 1989.

Janice M Cheney
NOTARY PUBLIC

My Commission Expires: 5-20-92





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

RECEIVED OF _____

FOR _____

BOOK 7910 PAGE 114

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 38924.00	
			CON TX 128.37	
			PRFEE 1.00	
			WDEED 9.00	
			TOTAL ~~138.37~~	
			CHECK ~~139.37~~	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/08/89 01 15:37 0001 3722

56120

IDENTIF. REFERENCE

AUG 8 3 35 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 237026