TRUSTEE'S DEED

BOOK 7928 PAGE 151

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

1449 08 21 0101 03DHEDM 173.1

Michael J. Philbin, Successor Trustee	)	
to	)	Map #81-3 Parcel #154.00 Field Book #8DA-03040
Chemical Mortgage Company 101 East Town Street Columbus, Ohio 43215 SEND TAX BILLS HERE NO MORTGAGEE	)	

WHEREAS, David Johnson, unmarried, executed a deed of trust on the 3rd day of October, 1986, which was recorded in Book 7020, Page 773, Register's Office for 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

WHEREAS, Michael J. Philbin was appointed Successor-Trustee, said appointment being recorded in Book 7880, Page 411, Register's Office for 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: August 28, 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 Fifty Five Thousand Four Hundred Sixty Two and 00/100 Dollars ($55,462.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of Fifty Five Thousand Four Hundred Sixty Two and 00/100 Dollars ($55,462.00), 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. 7 on the Plan of A. B. Shankland Plan as of record in Book 21, Page 44, 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 David Johnson, unmarried, by deed of record in Book 7020, Page 770, re-recorded in Book 7061, Page 537, and subsequently conveyed to Jarrett & Jarrett by quitclaim deed of record in Book 7403, Page 919, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2312 14th Avenue North (previously known as 2226 14th Avenue North and changed by the Metropolitan Department of Engineering), Nashville, Tennessee 37208.

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 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 28th day of August, 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 28th day of August, 1989.

Janice M. Cheney
NOTARY PUBLIC

My Commission Expires: 5-20-92

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $55,462.00.

Michael J. [illegible]
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of August, 1989.

Janice M. Chong
NOTARY PUBLIC

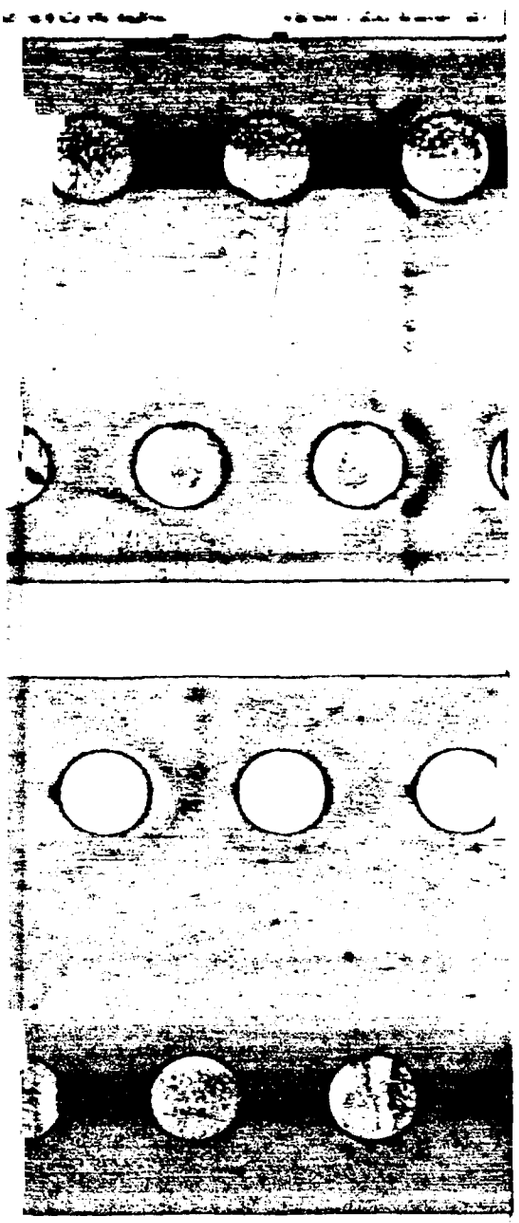
My Commission Expires: 5-20-92

6262 U.

IDENTIFICATION REFERENCE

AUG 31 3 38 PM '89

FELIX A. [illegible]
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 7928 PAGE 154

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	55462.00
CON TX	183.15
PRFEE	1.00
WDEED	9.00
TOTAL	193.15
CHECK	193.15

08/31/88 01 15:40 0001 1449

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62628.

IDENTIFICATION REFERENCE

AUG 31 3 38 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244641