Bck 43

75635

TRUSTEE'S DEED

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

IDENTIF. TREFERENCE

OCT 20 3 10 PM '89

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN.

Michael J. Philbin,
Successor Trustee

to

Buckeye Federal Savings and Loan
Association
733 Greencrest Drive
Westerville, Ohio 43081
SEND TAX BILLS HERE
NO MORTGAGEE

Map #150-2
Parcel #174.00
Field Book #2D-74000

BOOK 7965 PAGE 253

WHEREAS, George W. Holder, Jr. and wife, Barbara L. Holder, executed a deed of trust on the 6th day of May, 1985, which was recorded in Book 6559, Page 303, Register's Office, Davidson County, Tennessee, conveying to Edward Seddon, Trustee, 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 406, 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: October 16, 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, Buckeye Federal Savings and Loan Association, being the highest and best bidder at said sale with a bid of Thirty Four Thousand and 00/100 Dollars ($34,000.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of Thirty Four Thousand and 00/100 Dollars ($34,000.00), paid by Buckeye Federal Savings and Loan Association, 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 Buckeye Federal Savings and Loan Association, 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. 52-A, Zone Lot Division Lots 49, 50, 51 and 52, Harbor Gate Section One of record in Plat Book 6200, Page 228, amending Plat Book 5200, Page 712, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

Book 7965 Page 254-A

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 34000.00
CON TX 112.20
PRFEE 1.00
WDEED 6.00
TOTAL 119.20
CHECK 119.20

10/20/89 01 15:12 0001 7655

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75635

IDENTIF. REFERENCE

OCT 20 3 10 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 259793