TRUSTEE'S DEED

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

BOOK 7980 PAGE 408

Michael J. Philbin,
Successor Trustee

to

League Central Credit Union
P. O. Box 3658
Chattanooga, Tennessee 37404
SEND TAX BILLS HERE
NO MORTGAGEE

Map #096-14-0
Group #059.00
Parcel #03DZ-59590

WHEREAS, Clarence Meeks, Jr., a single man, executed a deed of trust on the 6th of February, 1987, which was recorded in Book 7155, Page 879, Register's Office, Davidson County, Tennessee, conveying to Daniel K. Burkepile, 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 7956, Page 566, 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: November 6, 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, League Central Credit Union, being the highest and best bidder at said sale with a bid of Forty Three Thousand One Hundred and 00/100 Dollars, ($43,100.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of Forty Three Thousand One Hundred and 00/100 Dollars, ($43,100.00), paid by League Central 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 League Central 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 Lot No. 406 on the Plan of Cloverhill Subdivision, Section Seven, as of record in Book 2133, Page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to Clarence Meeks, Jr., by deed of record in Book 5150, Page 750, Register's Office for Davidson County, Tennessee.,

This is improved property also known as 2933 Lakeland Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said League Central 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 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 League Central 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; 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 6th day of November, 1989.

Michael J. Philbin, Trustee
Michael J. Philbin,
Successor-Trustee

2877 11/09 0101 03CHECK 6.00

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 6th day of November, 1989.

Janice M. Cheng
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 $43,100.00.

Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of November, 1989.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: 5-20-92

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IDENTIF. TREFERENCE

Nov 9 11 47 AM '89

REGIS Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.