98086

TRUSTEE'S DEED

5139 02/23 0101 03CHECK 92.50

IDENTIFICATION REFERENCE

JAN 23 9 03 AM '90

PEGGY Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This instrument prepared by:
Adams, Taylor, Philbin, Pigue & Marchetti
One Union Street
Nashville, Tennessee 37201

Michael J. Philbin,
Successor Trustee

to

Arthur K. Lowen, Trustee
11th Floor
Third National Bank Building
201 Fourth Avenue North
Nashville, Tennessee 37219
SEND TAX BILLS HERE
NO MORTGAGEE

Map #92-3
Parcel #12
Field Book #02W 23740

BOOK 8030 PAGE 298

WHEREAS, Margaret Roberts and husband, Lyndal Roberts, executed an Installment Deed on the 26th day of August, 1987, which was recorded in Book 7336, Page 909, Register's Office for Davidson County, Tennessee, conveying to Anne Russell, Trustee, the property hereinafter described to secure the payment of an Installment Deed Note referred to in said Installment Deed; and

WHEREAS, Michael J. Philbin was appointed Successor-Trustee, said appointment being recorded in Book 7992, Page 59, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Installment Deed Note and/or the Installment Deed 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 Installment Deed, 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: January 17, 1990 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 equity of redemption, the statutory right of redemption, homestead and all other exemptions and rights of every kind which were expressly waived in said Installment Deed; and

WHEREAS the GRANTEE herein, Arthur K. Lowen, Trustee, being the highest and best bidder at said sale with a bid of Twenty Five Thousand and 00/100 Dollars ($25,000.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of Twenty Five Thousand and 00/100 Dollars ($25,000.00), paid by Arthur K. Lowen, Trustee, 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 Arthur K. Lowen, Trustee, his successors and assigns, with full power to sell, transfer, convey, mortgage and encumber without the joinder of any beneficiary, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being the east 16 feet of Lot No. 11 and the west 34 feet of Lot No. 12 on the map showing the subdivision of Lots

No. 1 and 2 of the Harding Lytle tract of record in Book 57, Page 123, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the northerly margin of Jefferson Street, said point being the southwest corner of the described lot; thence North 6 deg. 27' 4" West, 104.56 feet; thence North 74 deg. 14' 18" east 50.62 feet; thence South 6 deg. 27' 04" East 110.66 feet to a point in the northerly margin of Jefferson Street, said point being the southeastern corner of said lot; thence South 81 deg. 08' 43" West 50 feet to the point of beginning, containing 4,363.80 square feet, more or less.

Being the same property conveyed to Margaret Roberts, by deed of record in Book 7336, page 909, and subsequently conveyed to Earl Strong, Jr., by deed of record in Book 7501, Page 631, and subsequently conveyed to Lyndal Roberts and wife, Margaret Roberts, by deed of record in Book 7701, Page 945, and subsequently conveyed to Venus Properties, Inc. by deed of record in Book 7791, Page 632, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2018 Jefferson Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate together with the appurtances, estate, title and interest thereunto belonging to the said Arthur K. Lowen, Trustee, his 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 Installment Deed and his appointment as Successor-Trustee; and said Successor-Trustee, the Grantor herein, does hereby transfer and assign to Arthur K. Lowen, Trustee, his successors and assigns all the warranties and covenants made in said Installment Deed.

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 17th day of January, 1990.

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 17th day of January, 1990.

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 $25,000.00.

Michael J. Fox
AFFIANT

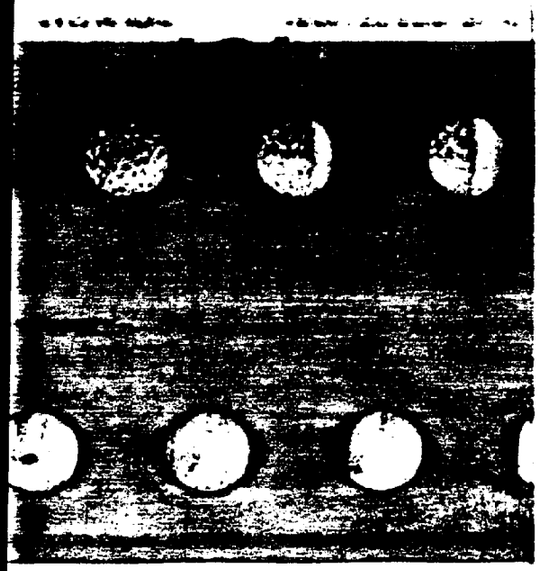
WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of January, 1990.

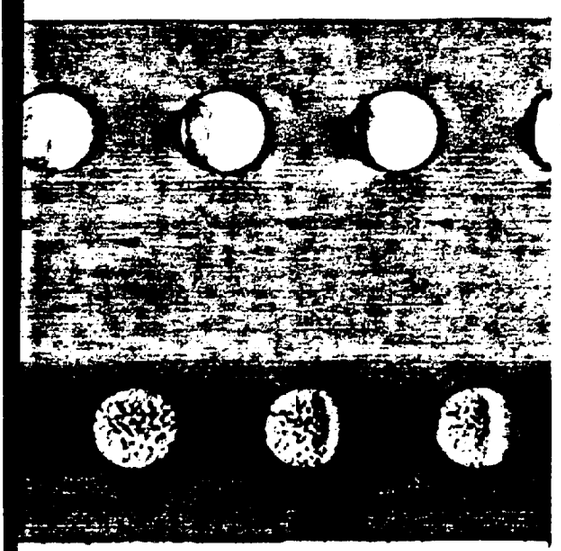
Janice M. Chenault
NOTARY PUBLIC




My Commission Expires: 5-20-92

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





RECEIVED OF _____

FOR _____

BOOK 8030 PAGE 301

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 25000.00 |
| | | | | CON TX 82.50 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 9.00 |
| | | | | TOTAL 92.50 |
| | | | | CHECK 92.50 |
| 01/23/90 | 01 | 09:22 | 0001 | 5159 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

9.8.0 8.6.

IDENTIFI REFERENCE

JAN 23 9 03 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 286243