43

TRUSTEE'S DEED

FEB 15 2 54 PM '90

IDENTIF. REFERENCE

04187

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

Michael J. Philbin,
Successor Trustee

to

Cowger & Miller Mortgage Company
P. O. Box 963
Louisville, Kentucky 40201-0963
SEND TAX BILLS HERE
NO MORTGAGEE

Map #108-12
Parcel #86
Field Book #03D 89413

3255 02/15/90 01:01 07 CHECK 172.00

WHEREAS, Harold Cowan and wife, Barbara B. Cowan, executed a deed of trust on the 29th day of January, 1986, which was recorded in Book 6772, Page 817, Register's Office, Davidson County, Tennessee, conveying to Van H. Singleton, 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 8015, Page 474, 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: February 12, 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 statutory right of redemption, homestead, dower and all other exemptions which were expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, Cowger & Miller Mortgage Company, being the highest and best bidder at said sale with a bid of Forty Nine Thousand Nine Hundred Eighty Five and No/100 Dollars ($49,985.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of Forty Nine Thousand Nine Hundred Eighty Five and No/100 Dollars ($49,985.00), paid by Cowger & Miller 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 Cowger & Miller 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. 113-A on the plan of East Lake Subdivision of record in Book 6250, page 246, being a revision of plan of record in Book 5800, Page 245, Register's Office for Davidson County, Tennessee.
>
> Said lot fronts 43.23 feet on the westerly margin of Timber Valley Drive and extends back 105.02 feet on the northerly line and 105.00 feet on the southerly line to a dead line in the rear measuring 41.30 feet thereon.

Being the same property conveyed to Harold Cowan and wife, Barbara B. Cowan, by deed of record in Book 6772, Page 814, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1210 Timber Valley 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 Cowger & Miller 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 Cowger & Miller 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 12th day of February, 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 12th day of February, 1990.

Janice M. Chiang
NOTARY PUBLIC

My Commission Expires: 5-20-92

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

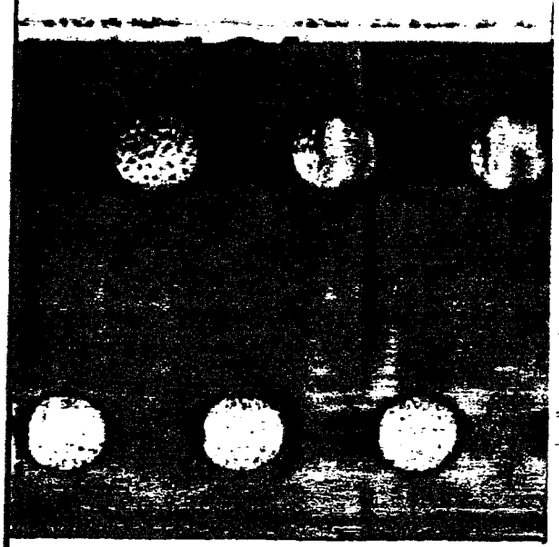
The actual consideration of value, whichever is greater for this transfer is $49,985.00.

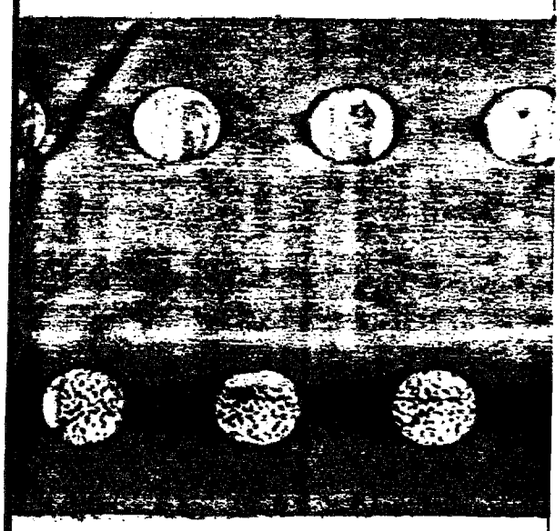
Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of February, 1990.

Janice M. Chiang
NOTARY PUBLIC

My Commission Expires: 5-20-92





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

RECEIVED OF _____

FOR _____

BOOK 8046 PAGE 601

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 49985.00
				CON TX 165.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 172.00
				CHECK 172.00
02/15/90		01		14:51 0001 3255

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

041.87

IDENTIF. REFERENCE

FEB 15 2 54 PM '90

FELIX
DAVIDSON COUNTY TN.

No. 293251