TRUSTEE'S DEED

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

BOOK 8111 PAGE 465

Michael J. Philbin,
Successor Trustee

to

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

Map #61-11
Parcel #307
Field Book #15DZ 04989

2647 05/17 0101 03CHECK 192.49

WHEREAS, Tate Construction Company, Inc., a Tennessee Corporation, executed a Deed of Trust on the 30th day of April, 1982, which was recorded in Book 5880, Page 973, Register of Deeds of Davidson County, Tennessee, conveying to W. Lee Corbitt, Trustee(s), 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 having been recorded in Book 8074, Page 619, Register's of Deeds of 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 Successor-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, 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: May 14, 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 Fifty Five Thousand Three Hundred Fourteen and 61/100 Dollars ($55,314.61), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Fifty Five Thousand Three Hundred Fourteen and 61/100 Dollars ($55,314.61), 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. 2 on the Map of F. R. Shreeve Subdivision, as of record in Book 5190, Page 423, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 74.84 feet on the northerly side of McIver Street and runs back 110.77 feet on the westerly line and 115 feet on the easterly line, to a dead line in the rear measuring 75 feet.

Being the same property conveyed to Tate Construction Co., Inc., a Tennessee corporation, by deed of record in Book 5788, Page 317, and subsequently conveyed to Mike Malone and wife, Lucy Malone, by deed of record in Book 5928, Page 146, and subsequently conveyed to Michael B. Malone, by quitclaim deed of record in Book 5997, Page 164, Register's Office for Davidson County, Tennessee.

This is improved property also known as 917 McIver Street, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate together with the appurtances, 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 14th day of May, 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 14th day of May, 1990.

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 $55,314.61.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of May, 1990.

NOTARY PUBLIC

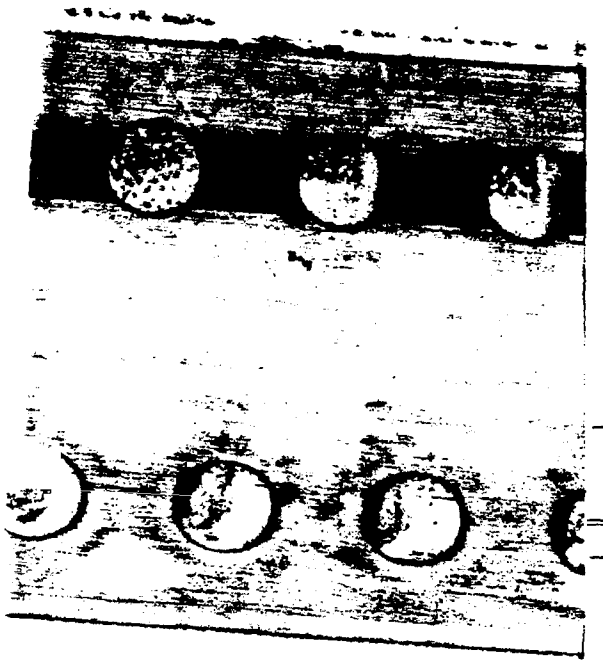
My Commission Expires: 5-20-92

27109

IDENTIFICATION

May 17 2 37 PM '90

FELIX Z. WILKINS, REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

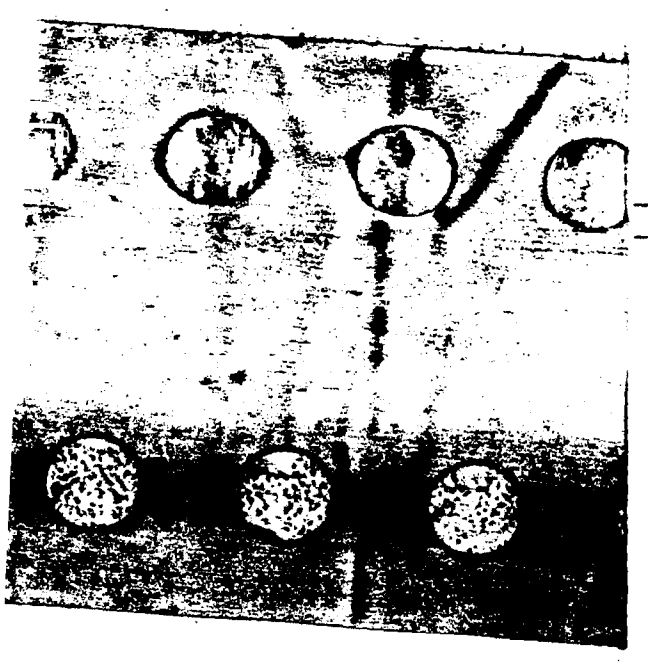
BOOK 8111 PAGE 468

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|---|---|---|
| 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 55314.61
CON TX 182.49
PRFEE 1.00
MDEED 9.00
TOTAL 192.49
CHECK 192.49

05/17/90 01 14:40 0001 2647



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27109

IDENTIFICATION

MAY 17 2 37 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 320088