36921

TRUSTEE'S DEED

4041 06/26 0101 03CHECK 155.50

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

JUN 26 2 14 PM '90

Michael J. Philbin,
Successor Trustee

to

Crestar Mortgage Corporation
2108 West Laburnum Avenue
P. O. Box 26149
Richmond, Virginia 23260-6149
SEND TAX BILLS HERE
NO MORTGAGEE

Map #70-4
Parcel #22
Field Book #13DA 36295

WHEREAS, Margaret F. Sanders, executed a deed of trust on the 12th day of February, 1988, which was recorded in Book 7469, Page 698, Register's Office of Davidson County, Tennessee, conveying to Leon Sharber and Jackie Burke, 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 8114, Page 179, Register's Office 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 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: June 25, 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, in bar of all equities of redemption, the statutory right of redemption, homestead, dower and all other exemptions of every kind, all of which were expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, Crestar Mortgage Corporation, being the highest and best bidder at said sale with a bid of FORTY FIVE THOUSAND AND NO/100 DOLLARS ($45,000.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FORTY FIVE THOUSAND AND NO/100 DOLLARS ($45,000.00), paid by Crestar Mortgage Corporation, 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 Crestar Mortgage Corporation, 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. 40 on the Plan of Haynes Heights, Section II, as of record in Book 2331, Pages 58 and 59, Register's Office for said County.

Said Lot No. 40 fronts 131.7 feet on the northeasterly side of Gardner Lane, and runs back 115 feet on the northwesterly line and 180 feet on the southeasterly line to a dead line in the rear, measuring 146.8 feet thereon.

Being the same property conveyed to Margaret Frances Sanders, by deed of record in Book 7469, Page 696, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2423 Gardner Lane, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Crestar Mortgage Corporation, 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 Crestar Mortgage Corporation, 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 25th day of June, 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 25th day of June, 1990.

Janice M. Cheairs
NOTARY PUBLIC

My Commission Expires: May 20, 1992

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

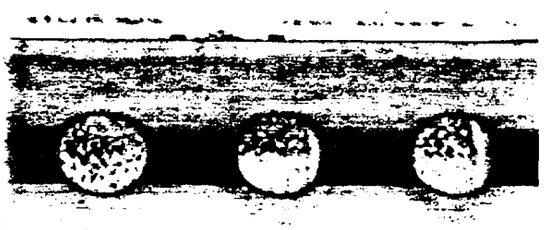
The actual consideration of value, whichever is greater for this transfer is $45,000.00.

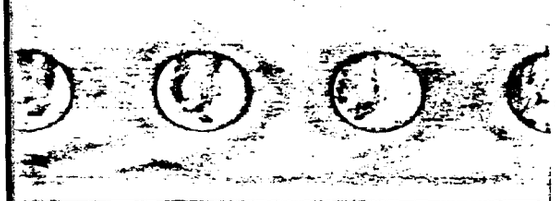
Michael J. Philbin
AFFIANT

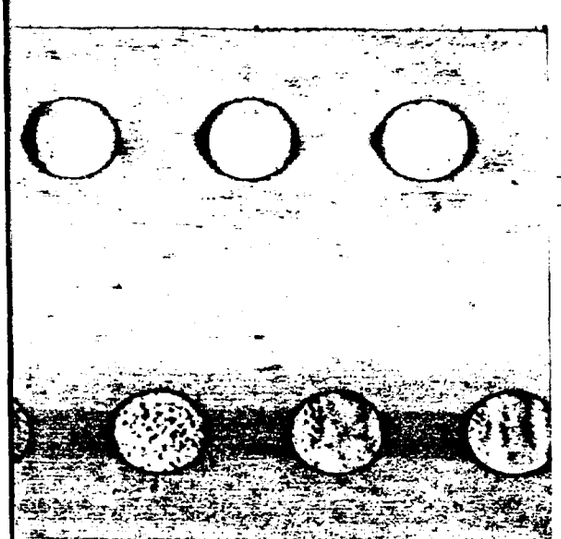
WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of June, 1990.

Janice M. Cheairs
NOTARY PUBLIC

My Commission Expires: May 20, 1992







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

RECEIVED OF _____

FOR _____

BOOK 8139 PAGE 184

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 45000.00
CON TX 148.50
PRFEE 1.00
WDEED 6.00
TOTAL 155.50
CHECK 155.50

06/26/90 01 14:15 0001 4041

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3692 I.

IDENTIFICATION REFERENCE

JUN 26 2 14 PM '90

FELIX Z. WILSON, II REGISTER

No. 331650