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BOOK 8151 PAGE 336

TRUSTEE'S DEED

FELIX Z. WISEMAN, REGISTER
DAVIDSON COUNTY, TN
Jul 12 3 17 PM '90

IDENTIFICATION

4 0 9 7 7

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

Michael J. Philbin,
Successor Trustee

to

First Interstate Mortgage Company
245 South Los Robles Avenue
Pasadena, California 91109
SEND TAX BILLS HERE
NO MORTGAGEE

Map #32-10
Parcel #4
Field Book #10D-51608

94/1 07/12 0101 03CHECK 257.80

WHEREAS, William D. Rose and Patricia L. Edison executed a deed of trust on the 9th day of June, 1988, which was recorded in Book 7575, Page 272, Register's Office of Davidson County, Tennessee, conveying to TFM, Inc., 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 8105, Page 976, 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: July 9, 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, First Interstate Mortgage Company, being the highest and best bidder at said sale with a bid of SEVENTY SIX THOUSAND SEVEN AND NO/100 DOLLARS ($76,007.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of SEVENTY SIX THOUSAND SEVEN AND NO/100 DOLLARS ($76,007.00), paid by First Interstate 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 First Interstate Mortgage Company, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Beginning at a point on the southerly margin of Quail Ridge Drive, said point being a common front corner with Lot No. 164; thence running along the southerly margin of Quail Ridge Drive around a curve to the right with a radius of 470 feet, a distance of 129.06 feet to a point, said point being a common front corner with Lot No. 166; thence running along a common boundary with said Lot No. 166, S 31 deg. 20 min. 16 sec. W., a distance of 244.71 feet to a point, said point being a common rear corner with Lot No. 163; thence running along the common boundary with said Lot No. 163; N. 5 deg. 51 min. 16 sec. W., a distance of 117.05 feet to a point, said point being a common corner with Lots No. 163 and 164; thence running along the common boundary with Lot No. 164, N. 15 deg. 36 min. 17 sec. E., a distance of 153.31 feet to a point, said point being on the southerly margin of Quail Ridge Drive and being the point of beginning. Containing .474 acres, more or less.

Being the same property conveyed to William D. Rose and Patricia L. Edison, both unmarried, by deed of record in Book 7575, Page 268, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2009 Quail Ridge Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said First Interstate 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 First Interstate 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 9th day of July, 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 9th day of July, 1990.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: May 20, 1992

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

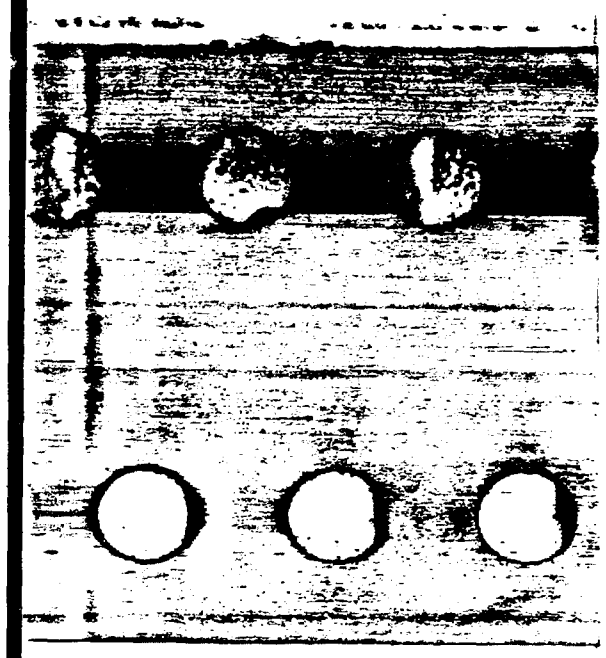
The actual consideration of value, whichever is greater for this transfer is $76,007.00.

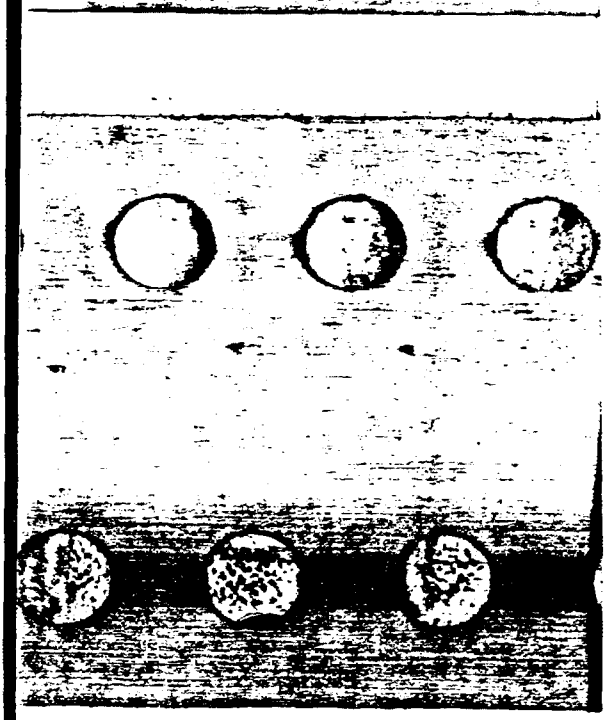
Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of July, 1990.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: May 20, 1992





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

RECEIVED OF _____

FOR _____

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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 76007.00
CON TX 250.80
PRFEE 1.00
WDEED 6.00
TOTAL 257.80
CHECK 257.80

07/12/90 01 15:21 0001 9471

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40977

IDENTIFICATION REFERENCE

Jul 12 3 18 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 336324