TRUSTEE'S DEED

BOOK 8237 PAGE 339

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

| | | |
|---|---|---|
| Michael J. Philbin, Successor Trustee | ) | |
| to | ) | Map #82-3 |
| | ) | Parcel #343 |
| | ) | Field Book #20W 23340 |
| CityFed Mortgage Company<br>30 Warder Street<br>Springfield, Ohio 45501<br>SEND TAX BILLS HERE<br>NO MORTGAGEE | ) | |

WHEREAS, Wesley Hurt and Gwendolyn Watkins and Edward G. Watkins, executed a deed of trust on the 15th day of February, 1980, which was recorded in Book 5567, Page 879, Register's Office of Davidson County, Tennessee, conveying to Harold Reeves and Phillip E. Hill, Trustees, 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 8208, Page 829, 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: November 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, 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, CityFed Mortgage Company, being the highest and best bidder at said sale with a bid of TWENTY SIX THOUSAND THREE HUNDRED NINETEEN AND 79/100 DOLLARS ($26,319.79), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of TWENTY SIX THOUSAND THREE HUNDRED NINETEEN AND 79/100 DOLLARS ($26,319.79), paid by CityFed 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 CityFed 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. 85 on the Plan of Sharpe & Horns' 1st Addition to North East Nashville of record in Plat Book 57, Page 152, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Wesley Hurt and Gwendolyn Watkins, by deed of record in Book 5567, Page 876, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1016 Stainback Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said CityFed 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 CityFed 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 November, 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 November, 1990.

Janice M. Chenault
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 $26,319.79.

AFFIANT

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

Janice M. Chenault
NOTARY PUBLIC

My Commission Expires: May 20, 1992

72425

IDENTIF. TREFERENCE

Nov 14 3 22 PM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

7126 11/14 0101 03CHECK 93.79

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8237 PAGE 341

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 26319.79 |
| CON TX | 86.79 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 93.79 |
| CHECK | 93.79 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/14/90 01 15:22 0001 7126

7.2425

IDENTIF. REFERENCE

Nov 14 3 22 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 373150