TRUSTEE'S DEED BOOK 8237 PAGE 346

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

Michael J. Philbin, Successor Trustee	)	
to	)	Map #108-3
	)	Parcel #169
	)	Field Book #03D 91421
Federal Home Loan Mortgage Corporation 333 W. Wacker Drive, Suite 3100 Chicago, IL 60606-1287 SEND TAX BILLS HERE NO MORTGAGEE	)	

WHEREAS, Michael A. Godsey, Sr. and wife, Pat S. Godsey, executed a deed of trust on the 19th day of October, 1987, which was recorded in Book 7397, Page 1, Register's Office of Davidson County, Tennessee, conveying to Danitha Ezell, 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 8192, Page 683, 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, Federal Home Loan Mortgage Corporation, being the highest and best bidder at said sale with a bid of FIFTY SIX THOUSAND NINE HUNDRED SEVENTY ONE AND 60/100 DOLLARS ($56,971.60) was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FIFTY SIX THOUSAND NINE HUNDRED SEVENTY ONE AND 60/100 DOLLARS ($56,971.60), paid by Federal Home Loan 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 Federal Home Loan 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. 147B on the Zone Lot Division of Patio Villa, Section 6, of record in Plat Book 6250, Pages 570 and 571, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael A. Godsey, Sr., by deed of record in Book 7396, Page 996, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1107 Waggoner Court West, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Federal Home Loan 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 Federal Home Loan 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 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. 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 $56,971.60.

Michael J. Philbin
AFFIANT

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

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: May 20, 1992

72427

IDENTIF. REFERENCE

Nov 14 3 23 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

7128 11/14 0101 03CHECK 195.10

Ja

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8237 PAGE 348

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 56971.60
CON TX 188.10
PRFEE 1.00
[illegible] 6.00
TOTAL 195.10
CHECK 195.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/14/90 01 15:23 0001 7128

72427

IDENTIF. TREFERENCE

Nov 14 3 23 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 373152