TRUSTEE'S DEED

BOOK 8249 PAGE 481

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

6109 12/04 0101 03CHECK 148.24

Michael J. Philbin,
Successor Trustee

to

Cowger & Miller Mortgage Company
Three Riverfront Plaza
Louisville, Kentucky 40202-1996
SEND TAX BILLS HERE
NO MORTGAGEE

Map #71-7
Parcel #164
Field Book #12DZ 50920

WHEREAS, Michie Franklin Deising and wife, Donna Deising, executed a deed of trust on the 30th day of October, 1985, which was recorded in Book 6700, Page 571, Register's Office of Davidson County, Tennessee, conveying to Van H. Singleton, 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 8217, Page 484, 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: December 3, 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 rights or exemptions of every kind, all of 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 FORTY TWO THOUSAND EIGHT HUNDRED SIX AND 55/100 DOLLARS ($42,806.55), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FORTY TWO THOUSAND EIGHT HUNDRED SIX AND 55/100 DOLLARS ($42,806.55), 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. 22 on the Plan of Resubdivision of I. D. Luton's Addition, of record in Book 974, page 55, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Michie Franklin Deising by deed of record in Book 6700, Page 568, the said Michie Franklin Deising having thereafter executed a "Contract for Deed" to Brian K. Freels and Faye Overall Freels of record in Book 7216, page 722, the Freels having then conveyed their interest to FDI, Inc. by Quitclaim Deed of record in Book 7769, Page 25, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1701 Luton Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate together with the appurtenances, 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 3rd day of December, 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 3rd day of December, 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 $42,806.55.

Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of December, 1990.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: May 20, 1992

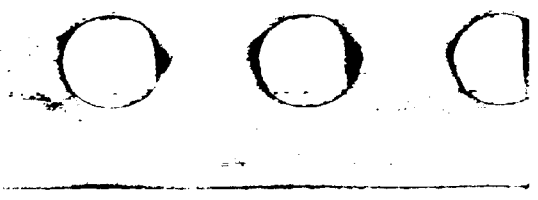
77017

IDENTIF. TREFERENCE

DEC 4 2 42 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8249 PAGE 483

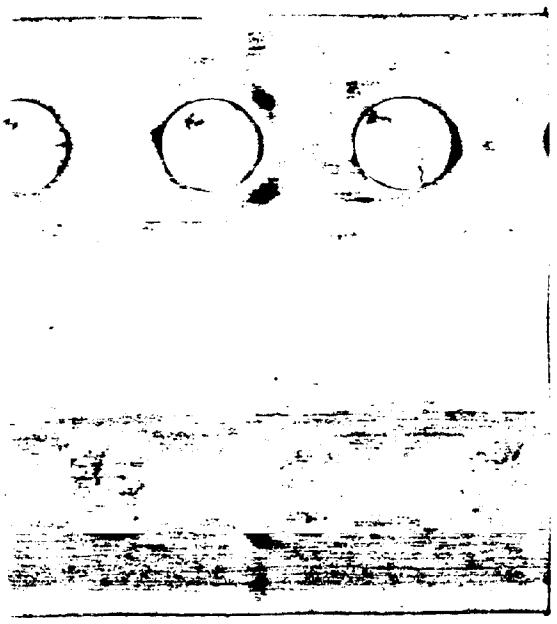
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	42806.55
			CON TX	141.24
			PRFEE	1.00
			WDEED	6.00
			TOTAL	148.24
			CHECK	148.24

12/04/90 01 14:42 0001 6109



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77017.

IDENTIF. T REFERENCE

DEC 4 2 42 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378580