BOOK 8249 PAGE 486

TRUSTEE'S DEED

6110 12/04 0101 03CHECK 64.75

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

Michael J. Philbin,
Successor Trustee

to

Neil E. Jackson, Jr.
241 Bermuda Drive
Nashville, Tennessee 37214
SEND TAX BILLS HERE
NO MORTGAGEE

Map #94-1
Parcel #374
Field Book #23W 02065

WHEREAS, Neil E. Jackson, Jr. executed a deed of trust on the 9th day of November, 1979, which was recorded in Book 5527, Page 887, Register's Office of Davidson County, Tennessee, conveying to Thomas S. Nelms, III, 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 8222, Page 519, 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, Neil E. Jackson, Jr., being the highest and best bidder at said sale with a bid of SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($17,500.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($17,500.00), paid by Neil E. Jackson, Jr., 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 Neil E. Jackson, Jr., his heirs and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being a house and lot located on Lot No. 197 on the Map of Edgefield Land Company's First Subdivision, of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee and fronting fifty (50) feet on the northerly boundary of Long Avenue and running back between parallel lines one hundred fifty (150) feet to an alley.

Being the same property conveyed to Neil E. Jackson, Jr., by deed of record in Book 5527, Page 884, and subsequently conveyed to J & N Properties, a Partnership consisting of Johnny Merrimon and Nancy A. Merrimon, by deed of record in Book 6502, page 188, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1507 Long Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Neil E. Jackson, Jr., his heirs 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 Neil E. Jackson, Jr., his heirs 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. Chung
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 $17,500.00.

AFFIANT

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

Janice M. Chung
NOTARY PUBLIC

My Commission Expires: May 20, 1992

77019

IDENTIF. REFERENCE

Dec 4 2 43 PM '90

FELIX Z. WILSON, III REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8249 PAGE 488

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 17500.00
				CON TX 57.75
				PRFEE 1.00
				WDEED 6.00
				TOTAL 64.75
				CHECK 64.75

12/04/90 01 14:43 0001 6110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77019

IDENTIF. TREFERENCE

DEC 4 2 43 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378582