TRUSTEE'S DEED BOOK 8256 PAGE 348

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

Michael J. Philbin, Successor Trustee	)	
to	)	Map #72-11
	)	Parcel #503
	)	Field Book #15DZ 62654
United Carolina Bank Mortgage Loan Department Box 3347 Wilmington, NC 28406 SEND TAX BILLS HERE NO MORTGAGEE	)	

WHEREAS, Nicole Howse and husband, Lavender Howse, executed a deed of trust on the 1st day of August, 1989, which was recorded in Book 7906, Page 775, Register's Office of Davidson County, Tennessee, conveying to Phillip Stephen Freeman, 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 8218, Page 258, 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 10, 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, United Carolina Bank, being the highest and best bidder at said sale with a bid of TWENTY EIGHT THOUSAND THREE HUNDRED THIRTY SEVEN AND 09/100 DOLLARS ($28,337.09), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of TWENTY EIGHT THOUSAND THREE HUNDRED THIRTY SEVEN AND 09/100 DOLLARS ($28,337.09), paid by United Carolina Bank, 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 United Carolina Bank, 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. 12B on the plan of Zone Lot Division Lot No. 12, W. B. Myers Subdivision, of record in Book 332, Page 66, as amended in Book 6200, Page 301, Register's Office for said County.

Said Lot No. 12B fronts 25.0 feet on the westerly margin of Burns Street and extends back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Nicole Howse, by deed of record in Book 7906, Page 772, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2316 Burns Street, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said United Carolina Bank, 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 United Carolina Bank, 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 10th 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 10th day of December, 1990.

Janice M. Cheatham
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 $28,337.09.

Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of December, 1990.

Janice M. Cheatham
NOTARY PUBLIC

My Commission Expires: May 20, 1992

79144

IDENTIF. REFERENCE

DEC 12 3 34 PM '90

FELIX Z. WILSON Register
DAVIDSON COUNTY TN.

8784 12/12 0101 CHECK 100.39

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8256 PAGE 350

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 28337.09
CON TX 93.39
PRFEE 1.00
WDEED 6.00
TOTAL 100.39
CHECK 100.39

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/12/90 01 15:33 0001 8784

7.9 1' 4 4'

IDENTIF. TREFERENCE

DEC 12 3 34 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 381225