TRUSTEE'S DEED

This instrument prepared by:
Adams, Taylor, Philbin, Pigue & Marchetti
P. O. Box 198169
Nashville, Tennessee 37219-8169

BOOK 8272 PAGE 73

Michael J. Philbin,
Successor Trustee

to

United Carolina Bank
Mortgage Loan Department
Box 3347
Wilmington, N.C. 28406
SEND TAX BILLS HERE
NO MORTGAGEE

Map #33-8
Parcel #125
Field Book #GO 06575

WHEREAS, John W. Dennis, unmarried, executed a deed of trust on the 1st day of December, 1989, which was recorded in Book 8003, Page 308, 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 8242, Page 120, 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: January 7, 1991 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 FORTY EIGHT THOUSAND TWO AND NO/100 DOLLARS ($48,002.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FORTY EIGHT THOUSAND TWO AND NO/100 DOLLARS ($48,002.00), 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. 331 on the Plan of Gatewood, Section 3, as of record in Book 4175, Pages 49 and 50, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description thereof.

Being the same property conveyed to John W. Dennis, by deed of record in Book 8003, Page 305, Register's Office for Davidson County, Tennessee.

This is improved property also known as 320 Janette Avenue, Goodlettsville, Tennessee 37072.

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 7th day of January, 1991.

Michael J. Philbin, Trustee

Michael J. Philbin,
Successor-Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

3753 01/08 0101 03CHECK 165.40

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 7th day of January, 1991.

Janice M. Cheney
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 $48,002.00.

Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of January, 1991.

Janice M. Cheney
NOTARY PUBLIC

My Commission Expires: May 20, 1992

84592

IDENTIF. REFERENCE

JAN 8 3 00 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8272 PAGE 75

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	48002.00
CON TX	158.40
PRFEE	1.00
UNREC	6.00
TOTAL	165.40
CHECK	165.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/08/91 01 14:59 0001 3753

8 4 5 9 2

IDENTIF. REFERENCE

JAN 8 2 00 PM '91

FELIX Z. WILSON II, Register
DAVIDSON COUNTY TN.

No. 387650