Box 36

TRUSTEE'S DEED BOOK 8285 PAGE 134

Name and Address of New Owner:
Chase Manhattan Financial Services, Inc.
Credit Division
Co.orado Center - Tower 1
2000 South Colorado Boulevard, Suite 8000
Denver, Colorado 80222

Send Tax Bills To:
New Owner

Street Address of Subject Property:	Map-Parcel No:
18 Annandale Drive Nashville, TN 37215	158-4-A-78 FH12850

THIS INSTRUMENT made and entered into on this the 31st day of ~~February~~ January, 1991, by and between David B. Herbert, Trustee, party of the first part, and CHASE MANHATTAN FINANCIAL SERVICES, INC. _____, party of the second part.

WHEREAS, in a Deed of Trust dated the 19th day of January, 1989, of record in Book 7755, Page 607, Register's Office for Davidson County, Tennessee, Jeffrey D. Petersohn and wife, Ann C. Petersohn, conveyed to David B. Herbert, Trustee, the hereinafter described real estate, to secure a Note of even date therewith in the principal amount of Three Hundred Twenty Thousand and No/100 ($320,000.00) Dollars; and,

WHEREAS, default was made in the payment of said Note, and the holder thereof having directed the Trustee to sell said property, as provided by said Deed of Trust, the Trustee did advertise the time, place, and terms thereof in the Nashville Record, a newspaper, having general circulation in Davidson County, Tennessee and published in said county, once a week for three (3) weeks prior to said sale, to wit: January 10, 1991, January 17, 1991 and January 24, 1991; said advertisement, in all respects complied with the requirements of the power of sale contained in said Deed of Trust, on the 31st day of January, 1991

at Twelve O'Clock (12:00) Noon, the Trustee offered said property for sale at the South Door of the Courthouse in Davidson County, Tennessee, after receiving competitive bids, sold said property to Chase Manhattan Financial Services, Inc. at the price of One Hundred Forty-Four Thousand Two Hundred and No/100 ($144,200.00) Dollars, this being the highest and best bid.

NOW, THEREFORE, the said David B. Herbert, Trustee, acting under and by virtue of the power of sale contained in said Deed of Trust, for and in consideration of the sum of One Hundred Forty-Four Thousand Two Hundred and No/100 ($144,200.00) Dollars, paid for said land by virtue of the public sale aforesaid, and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed and does hereby bargain, sell and convey unto the said Chase Manhattan Financial Services, Inc., their successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described, to wit:

> **PARCEL 1:** Being Lot No. 107 on the Plan of Revised, Section Two, Otter Wood, as shown on plat of record in Plat Book 6900, pages 598 through 602, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> **PARCEL 2:** Non-exclusive easement for ingress and egress as set out in Book 7667, page 218, Register's Office for Davidson County, Tennessee.
>
> Being property conveyed to Jeffrey D. Petersohn and Ann C. Petersohn herein by deed of record in Book 7532, page 685, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 18 Annandale, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto Chase Manhattan Financial Services, Inc., its successors and assigns,

said property in fee simple forever, and in bar of all right or equity of redemption.

And the party of the first part, as Trustee, does hereby transfer, assign, and setover unto CHASE MANHATTAN FINANCIAL SERVICES, INC., all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as he is authorized to do so as Trustee, but not further or otherwise. This conveyance is specifically made subject to real estate taxes.

WITNESS my hand on this 31 day of January, 1991.

David B. Herbert, Trustee

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared David B. Herbert, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 31st day of January, 1991.

NOTARY PUBLIC

My commission expires: 3/26/94

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $144,200.00

Affiant

Subscribed and sworn to before me, this the 31st day of January, 1991.

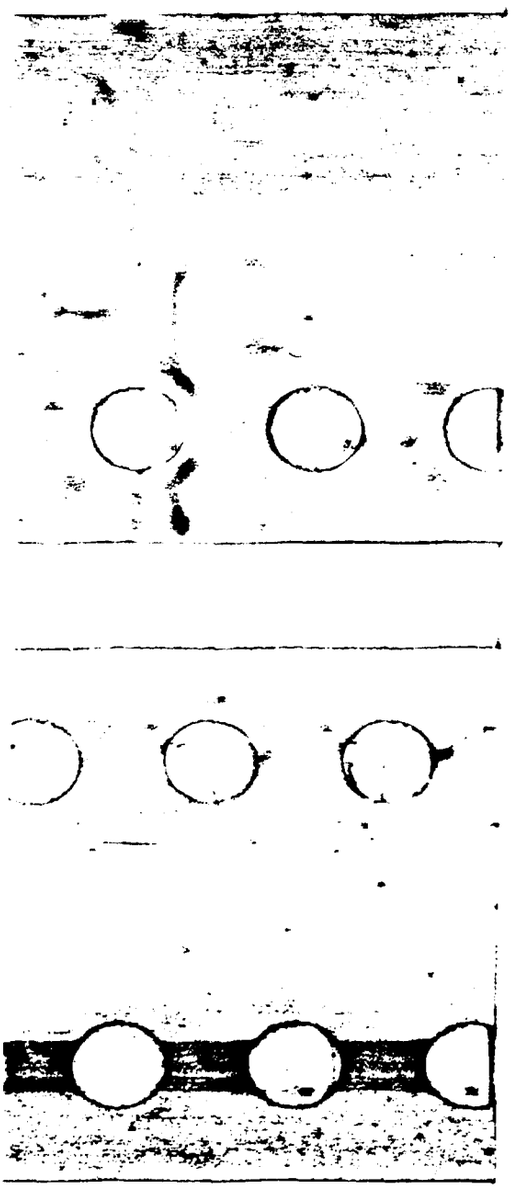
NOTARY PUBLIC

My commission expires: 3/26/94

89827 IDENTIF. REFERENCE Chase.Deed

JAN 31 3 47 PM '91 FELIX Z. [illegible] DAVIDSON COUNTY TN.

9874 01/31 0101 03CHECK 485.86



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8285 PAGE 137

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
				144200.00
				CON TX 475.86
				PRFEE 1.00
				WDEED 9.00
				TOTAL 485.86
				CHECK 485.86
01/31/91		01		15:45 0001 9874

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89827

IDENTIF. REFERENCE

JAN 31 3 47 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 393670