Box 43

BOOK 8323 PAGE 521

03976

TRUSTEE'S DEED

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

IDENTIF. REFERENCE

APR 3 2 03 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

Michael J. Philbin,
Successor Trustee

to

United Carolina Bank
4715 Martin Street
Wilmington, North Carolina 28405
SEND TAX BILLS HERE
NO MORTGAGEE

Map #72-13
Parcel #165
Field Book #27W 26650

1734 04/03 0101 03CHECK 194.44

WHEREAS, Robert W. Johnson and Kimberly R. Wheeler, executed a deed of trust on the 29th day of August, 1989, which was recorded in Book 7930, Page 938, 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 8277, Page 4, 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: April 1, 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 FIFTY SIX THOUSAND EIGHT HUNDRED THIRTY FOUR AND 96/100 DOLLARS ($56,834.96), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FIFTY SIX THOUSAND EIGHT HUNDRED THIRTY FOUR AND 96/100 DOLLARS ($56,834.96), 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 the easterly 50' of Lots 97 and 98 on the revised Map of a part of the Trevecca Subdivision, as of record in Book 421, Page 169, Register's Office for Davidson County, Tennessee.

Said part of Lots 97 and 98 fronts 50 feet on the southerly side of McClurkin Avenue and runs back between parallel lines with the westerly margin of an alley, 100 feet to the northerly line of lot No. 99.

Being the same property conveyed to Robert W. Johnson and Kimberly R. Wheeler, both unmarried persons, as joint tenants with rights of survivorship, by deed of record in Book 7930, Page 935, Register's Office for Davidson County, Tennessee.

This is improved property also known as 918 McClurkan 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 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 subject to the right of redemption by the Internal Revenue Service, Special Procedures Staff, by reason of a federal tax lien of record in Book 7651, Page 674, Register's Office for Davidson County, Tennessee; and subject to the right of redemption by the Tennessee Department of Revenue, Tax Enforcement Division, by reason of a state tax lien of record in Book 8053, Page 920, Register's Office for Davidson County, Tennessee; and subject to the right of redemption by the Tennessee Department of Employment Security, Legal Section, by reason of a state tax lien of record in Book 8231, Page 943, Register's Office for Davidson County, Tennessee; 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 1st day of April, 1991.

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 1st day of April, 1991.

NOTARY PUBLIC

My Commission Expires: May 20, 1992

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

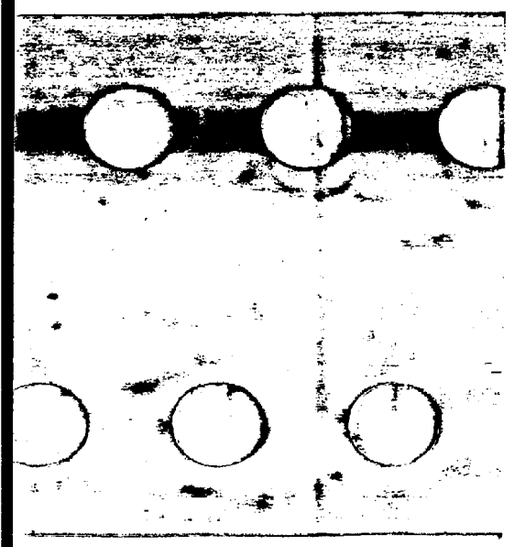
The actual consideration of value, whichever is greater for this transfer is $56,834.96.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of April, 1991.

NOTARY PUBLIC

My Commission Expires: May 20, 1992





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8323 PAGE 523

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	56834.96
CON TX	187.44
PRFEE	1.00
WDEED	6.00
TOTAL	194.44
CHECK	194.44

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/03/91 03 11:03 0001 1734

03976

IDENTIF. REFERENCE

APR 3 2 03 PM '91

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY TN.

No. 409835