05674

IDENTIF. REFERENCE

APR 10 2 39 PM '91

DAVIDSON COUNTY T.R.

TRUSTEE'S DEED

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

Michael J. Philbin,
Successor Trustee

to

Mortgage and Trust Inc.
P. O. Box 2885
Houston, Texas 77252-2885
SEND TAX BILLS HERE
NO MORTGAGEE

BOOK 8327 PAGE 925

Map #136-3-A
Parcel #11400
Field Book #02DX 07197

3737 04/10 0101 03CHECK 141.64

WHEREAS, M. Bradshaw Darnall III executed a deed of trust on the 5th day of September, 1986, which was recorded in Book 6975, Page 614, Register's Office of Davidson County, Tennessee, conveying to Alan L. Saturn, 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 8297, Page 388, Register's Office of Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Joseph T. Ferrell and wife, Tennie M. Ferrell in a Deed of record in Book 7404, Page 128, Register's Office for 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 8, 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 right of homestead, equity of redemption, statutory right of redemption and relinquishes all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, Mortgage and Trust Inc., being the highest and best bidder at said sale with a bid of FORTY THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS ($40,800.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FORTY THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS ($40,800.00), paid by Mortgage and Trust Inc., 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 Mortgage and Trust Inc., its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 30, Building No. 14, in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, Page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to M. Bradshaw Darnall, III, unmarried, by deed of record in Book 6975, Page 611, and subsequently conveyed to Joseph T. Ferrell and wife, Tennie M. Ferrell, by deed of record in Book 7404, Page 128, Register's Office for Davidson County, Tennessee.

This is improved property also known as 3880 Priest Lake Drive #30, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Mortgage and Trust Inc., 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 Mortgage and Trust Inc., 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 8th 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 8th day of April, 1991.

Janice M. Cheng
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 $40,800.00.

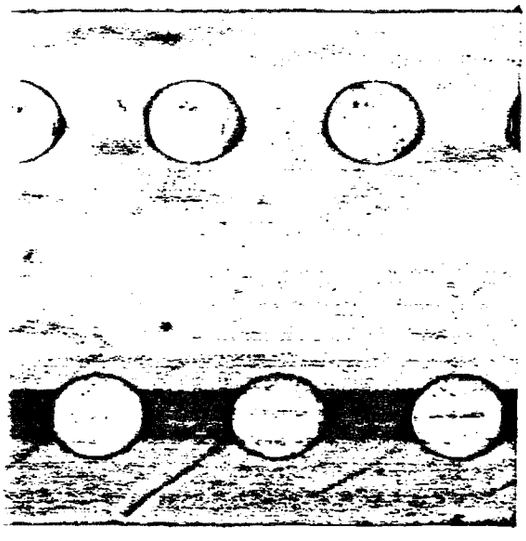
Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of April, 1991.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: May 20, 1992





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8327 PAGE 927

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	40800.00
CON TX	134.64
PRFEE	1.00
WDEED	6.00
TOTAL	141.64
CHECK	141.64

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/10/91 01 14:38 0001 3737

05674

IDENTIF. REFERENCE

APR 10 2 39 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 411812