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JUL 17 10 44 AM '91

IDENTIFY REFERENCE

31364

Owner & Real Property Tax Responsibility: First Federal Savings Bank 101 W. Lincoln St. Tullahoma TN 37388	Tax Information: Map: 050-11-0 Group: Parcel: 067.00 Control Map:
This instrument prepared by: Vanessa A. Henry Henry & McCord P. O. Box 538 300 North Jackson St. Tullahoma, TN 37388	

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the 14th day of November, 1985, of record in the Register's Office of Davidson County, Tennessee, in Trust Deed Book 6717, page 639, **JAMES S. SWEENEY, JR.**, conveyed to Vanessa A. Henry, Trustee, the hereinafter described real estate to secure a certain promissory note dated the 14th day of November, 1985, executed by JAMES S. SWEENEY, JR., in the amount of FORTY EIGHT THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS ($48,750.00).

WHEREAS, default was made in the payment of said note and the owner and holder thereof having directed the undersigned Trustee to sell said property, as provided by said Deed of Trust, I, Vanessa A. Henry, Trustee, did cause said real estate to be advertised for sale in accordance with the terms and provisions of said Deed of Trust, advertising that said property would be sold at 10:30 o'clock a.m. on July 17, 1991 at the main door at the Courthouse in Nashville, Davidson County, Tennessee to the highest, best, and last bidder for cash, in bar of all equities of redemption, homestead, dower, and all other rights and exemptions of every kind, all of said exemptions being expressly waived in said Deed of Trust but subject to the lien of all taxes assessed against subject property; and at said time and place stated in said Trustee's Notice of Sale of Real estate, and pursuant to said Deed of Trust and said notice, I, Vanessa A. Henry, Trustee, at 10:30 o'clock a.m. on July 17, 1991, offered said property for sale in front of the main door of the

HENRY & McCORD
ATTORNEYS AT LAW
300 NORTH JACKSON ST.
P. O. BOX 538
TULLAHOMA, TENN.
37388

Courthouse in Nashville, Davidson County, Tennessee, at public outcry; and after receiving competitive bids, sold said property to FIRST FEDERAL SAVINGS BANK OF TENNESSEE at the price of FORTY EIGHT THOUSAND AND NO/100 DOLLARS ($48,000.00) cash, this being the highest, last, and best bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of FORTY EIGHT THOUSAND AND NO/100 DOLLARS ($48,000.00), paid by the said FIRST FEDERAL SAVINGS BANK OF TENNESSEE and crediting said sum on the indebtedness secured by said Deed of Trust, I Vanessa A. Henry, Trustee, have this day bargained and sold and by these presents do hereby sell, transfer, and convey unto the said FIRST FEDERAL SAVINGS BANK OF TENNESSEE, its representatives and assigns, that certain tract or parcel of land situated in Davidson County, State of Tennessee, and being more particularly described as follows:

> Being Lot No. 142 on the Plan of Village by the Creek, Section Five, of record in Plat Book 6250, page 221, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description.
>
> Subject to restrictive covenants contained in an instrument of record in Book 6443, page 231, Register's Office for said County.
>
> Subject to Plan of record in Book 6250, page 221, Register's Office for said County, showing an owner's certificate, a minimum building setback line to be determined by Metropolitan Zoning Regulation, and a 10-foot easement for public utility and drainage purposes along the south rear and west side lines of said lot, and a 2.5 x 25 foot utility anchor easement located on the northwest and northeast front corners of said lot and applicable notes.
>
> Being the same property conveyed to James S. Sweeney, Jr., by deed from Charles A. Barcia and wife, Rosalie Barcia, of record in Book 6443, page 320, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said FIRST FEDERAL SAVINGS BANK OF TENNESSEE, its representatives and assigns, in fee simple, forever, and in bar of all right or equity of redemption, but subject to the unpaid taxes assessed against subject property.

AND I, Vanessa A. Henry, Trustee, do hereby transfer,

assign, convey and set over unto FIRST FEDERAL SAVINGS BANK OF TENNESSEE all of the covenants and warranties contained in the aforesaid Deed of Trust and do hereby warrant the title to said real estate, as fully as I am authorized to do as Trustee, but no further or otherwise.

WITNESS MY HAND this the 17th day of July, 1991.

Vanessa A. Henry

VANESSA A. HENRY
Trustee

2302 07/17 0101 03CHECK 187.60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, KATHLEEN M. RENWICK a Notary Public, Vanessa A. Henry, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this the 17th day of July, 1991.

Kathleen M. Renwick

NOTARY PUBLIC

My Commission Expires: 1/29/95

KATHLEEN M. RENWICK
Notary at Large
State of Tennessee
Commission Expires: January 29, 1995

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $48,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

FIRST FEDERAL SAVINGS BANK OF TN.,
By: Karen V. Greeson, VP

Affiant

Subscribed and sworn to before me this the 17th day of July, 1991.

Kathleen M. Renwick

Notary Public

My Commission Expires: 1/29/95

KATHLEEN M. RENWICK
Notary at Large
State of Tennessee
Commission Expires: January 29, 1995

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

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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 48000.00
CON TX 177.60
PRFEE 1.00
WDEED 9.00
TOTAL 187.60
CHECK 187.60

07/17/91 01 10:48 0001 2302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31364.

IDENTIFI REFERENCE

Jul 17 10 44 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 441306