Box 43

TRUSTEE'S DEED

BOOK 8432 PAGE 468

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

Michael J. Philbin, Successor-Trustee	)	
to	)	Map #69-3
	)	Parcel #102 & 103
	)	Field Book #13DA 55080
	)	Field Book #13DA 55595
United Carolina Bank	)	
4715 Martin Street	)	
Wilmington, North Carolina 28405	)	
SEND TAX BILLS HERE	)	
NO MORTGAGEE	)	

WHEREAS, Thomas H. Hayes, unmarried person, executed a deed of trust on the 27th day of March, 1989, which was recorded in Book 7812, Page 102, 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 8305, Page 85, 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: August 26, 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 rights or 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 ONE HUNDRED FIVE THOUSAND FIVE HUNDRED TWENTY SEVEN AND NO/100 DOLLARS ($105,527.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of ONE HUNDRED FIVE THOUSAND FIVE HUNDRED TWENTY SEVEN AND NO/100 DOLLARS ($105,527.00), 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:

Tract I: Being Lot No. 17 on the Plan of Section 1, Enchanted Hills, as of record in Book 3300, Page 96, Register's Office for said County, and described as follows:

BEGINNING at a point in the easterly margin of Drake Wood Lane, at the corner of Lots 17 and 52; thence with the line between said lots, easterly 158.81 feet to a point; thence northerly 150.41 feet to a point in the southerly margin of Drake's Branch Road; thence with the same, westerly 122.35 feet to the beginning of a curve; thence around said curve; southwesterly 39.27 feet to a monument in the easterly margin of Drake Wood Lane; thence with the margin of the same, southerly 125 feet to the point of beginning.

Tract No. II: Being Lot No. 52 on the Plan of Enchanted Hills, Section 1,

recorded in Book 3300, Page 96, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas H. Hayes, unmarried person, by deed of record in Book 7812, Page 99, Register's Office for Davidson County, Tennessee.

Tract I is improved property also known as 3962 Drakes Branch Road, Nashville, Tennessee 37218.

Tract II is improved property also known as 4316 Drake Wood Lane, Nashville, Tennessee 37218.

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.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 26th day of August, 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 26th day of August, 1991.

4341 0 AUG 30 2 27 PM '91

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 $105,527.00.

AFFIANT

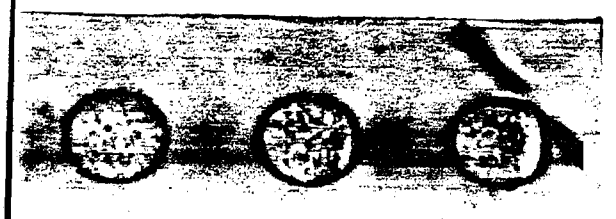
WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of August, 1991.

NOTARY PUBLIC

My Commission Expires: May 20, 1992

$25.00 20/30 101 030HEDGE

397.35



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8432 PAGE 470

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
105527.00
CON TX 390.35
PRFEE 1.00
WDEED 6.00
TOTAL 397.35
CHECK 397.35

08/30/91 01 14:31 0001 8615

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43410

AUG 30 2 27 PM '91

No. 455085