TRUSTEE'S DEED

BOOK 8439 PAGE 848

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

Michael J. Philbin,
Successor-Trustee

to

Cowger & Miller Mortgage Company
Three Riverfront Plaza
Louisville, Kentucky 40202-1996
SEND TAX BILLS HERE
NO MORTGAGEE

Map #148-15
Parcel #39
Field Book #05DU 53006

WHEREAS, Sarah M. Matthews, unmarried, executed a deed of trust on the 6th day of April, 1987, which was recorded in Book 7197, Page 371, Register's Office of Davidson County, Tennessee, conveying to Van H. Singleton, 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 8388, Page 609, Register's Office of Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Bobby G. Johnson and wife, Mary F. Johnson in a Deed of record in Book 6836, Page 364, 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: September 9, 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, Cowger & Miller Mortgage Company, being the highest and best bidder at said sale with a bid of SIXTY SEVEN THOUSAND TWO HUNDRED AND 29/100 DOLLARS ($67,200.29), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of SIXTY SEVEN THOUSAND TWO HUNDRED AND 29/100 DOLLARS ($67,200.29), paid by Cowger & Miller Mortgage Company, 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 Cowger & Miller Mortgage Company, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 158 on the Plan of Apache Hills, Section 3, of record in Book 4175, Page 9, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Sarah M. Matthews, by deed of record in Book 7197, Page 368, Register's Office for Davidson County, Tennessee.

This is improved property also known as 113 Cimarron Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Cowger & Miller Mortgage Company, 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 Cowger & Miller Mortgage Company, 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 9th day of September, 1991.

Michael J. Philbin, Successor-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 9th day of September, 1991.

Janice M. Cheney
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 $67,200.29.

Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of September, 1991.

Janice M. Cheney
NOTARY PUBLIC

My Commission Expires: May 20, 1992

4576.8

IDENTIFICATION

SEP 10 3 29 PM '91

9501 09/10 0101 03CHECK 255.64

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

RECEIVED OF _____

FOR _____

BOOK 8439 PAGE 850

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 67200.29	
			CON TX 248.64	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 255.64	
			CHECK 255.64	
09/10/91	01		15:31 0001 9501	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.5.7.6.8.

IDENTIF REFERENCE

SEP 10 3 29 PM '91

FELIX Z. WILSON

No. 457759