BOOK 8467 PAGE 780

RECORDER'S NOTE
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

THIS INSTRUMENT PREPARED BY:

Ted A. Burkhalter, Attorney
28 White Bridge Road, Suite 100
Nashville, TN 37205

TRUSTEE'S DEED

Address New Owner(s) as Follows:	Send Tax Bill To:	Map/Parcel:
Van Phillips 3613-A Wilbur Place Nashville, TN 37204	CityFed Mortgage Co. 30 Warder Street Springfield, OH 45501	Map 71-3 Parcel 145

WHEREAS, by Deed of Trust dated July 3, 1991, and recorded in Book 8397, page 196, Register's Office for Davidson County, Tennessee, David G. Gober conveyed to Ted A. Burkhalter, Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on the 16th day of September, 1991, on the steps of the Court House for Davidson County, Tennessee, at Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale as public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Van H. Phillips, the holder, being the highest and best bidder became the purchaser of said property at and for the sum of Forty-Four Thousand Dollars.

NOW, THEREFORE, in consideration of the premises, the undersigned, Ted A. Burkhalter, as Trustee, does hereby grant, bargain, sell and convey to the said Van H. Phillips, in fee simple forever, property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to wit:

> LAND in Davidson County, Tennessee, being the southerly 70 feet of Lots No. 155 & 156 and one-half of Lot No. 21, on the plan of J. B. Haynie's Oriental Plan, as shown on plat of

record in Book 161, pages 26 and 27, in the Register's Office for Said County, to which plat reference is hereby made for a more complete description.

SAID part of Lot No. 155 fronts 70 feet on the easterly side of Sultana Avenue and together with part of Lot No. 156 extends back between parallel lines with the northerly margin of an alley, too feet to the westerly line of Lot No. 157.

BEING the same property conveyed to David G. Gober by deed from Van H. Phillips dated July 3,1991, and of record in Book 8397, page 193, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) a deed of trust of record in Book 7761, page 557, Register's Office for said County, (2) all unpaid taxes and to all other restrictions, easements, and encumbrances of record.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditament thereunto belonging or in any wise appertaining unto, in fee simple forever, to whom the said Ted A. Burkhalter, Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under him as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF,Ted A. Burkhalter as Trustee, has caused this instrument to be executed this the 16th day of September, 1991.

Ted A. Burkhalter
Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Ted A. Burkhalter, the within named bargainor, with whom I am personally acquainted, and who acknowledged the he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 16th day of September, 1991.

Freda R. Swafford
Notary Public

My Commission Expires:

May 22, 1993

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of the property is $43,000.00.

T Burkhalter
Affiant

Subscribed and sworn to before me this 16th day of September, 1991.

Freda R. Swafford
Notary Public

My Commission Expires:

May 22, 1993

5.5.7.7.7.

IDENTIFICATION REFERENCE

Oct 21 2 53 PM '91

FELIX Z. WHITE, COUNTY REGISTER
DAVIDSON COUNTY, TENN.

4548 10/21 0101 03CHECK 169.10

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 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 43000.00
CON TX 159.10
PRFEE 1.00
WDEED 9.00
TOTAL 169.10
CHECK 169.10

10/21/91 01 14:55 0001 4548

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.5 7.7.7.

IDENTIFI REFERENCE

Oct 21 2 53 PM '91

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

No. 469288