BK 43

BOOK 8471 PAGE 538

TRUSTEE'S DEED

[illegible] 1135 0131 03CHECK 295.60

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

Michael J. Philbin, Successor-Trustee	)	
to	)	Map #149-2-A
	)	Parcel #19CO
	)	Field Book #02DX 07637
City Savings, F.S.B., in Receivership, Resolution Trust Corporation, Receiver 300 Davidson Avenue Somerset, New Jersey 08875 SEND TAX BILLS HERE NO MORTGAGEE	)	

WHEREAS, Michael W. Thomas and wife, Janice L. Thomas, executed a deed of trust on the 30th day of September, 1986, which was recorded in Book 6996, Page 154, Register's Office of Davidson County, Tennessee, conveying to Stephen R. Josleyn, 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 8416, Page 69, 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: October 21, 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 hereby expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, City Savings, F.S.B., in Receivership, Resolution Trust Corporation, Receiver, being the highest and best bidder at said sale with a bid of SEVENTY SEVEN THOUSAND NINE HUNDRED SIXTY SEVEN AND 80/100 DOLLARS ($77,967.80), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of SEVENTY SEVEN THOUSAND NINE HUNDRED SIXTY SEVEN AND 80/100 DOLLARS ($77,967.80), paid by City Savings, F.S.B., in Receivership, Resolution Trust Corporation, Receiver, 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 City Savings, F.S.B., in Receivership, Resolution Trust Corporation, Receiver, 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. 19 on the Plan of Piccadilly Square, Phase 1, as of record in Book 5200, Page 720, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Michael W. Thomas and wife, Janice L. Thomas, by deed of record in Book 6996, Page 151, Register's Office for Davidson County, Tennessee.

This is improved property also known as 605 Piccadilly Row, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said City Savings, F.S.B., in Receivership, Resolution Trust Corporation, Receiver, 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 City Savings, F.S.B., in Receivership, Resolution Trust Corporation, Receiver, 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 21st day of October, 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 21st day of October, 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 $77,967.80.

Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of October, 1991.

Janice M. Cheney
NOTARY PUBLIC

My Commission Expires: May 20, 1992

5.7.133.

IDENTIFICATION

Oct 25 3 18 PM '91

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

RECEIVED OF _____

FOR _____

BOOK 8471 PAGE 540

CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 77967.80
				CON TX 288.60
				PRFEE 1.00
				WDEED 6.00
				TOTAL 295.60
				CHECK 295.60

10/25/91 01 15:19 0001 6103

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.7.13.3.

IDENTIFI REFERENCE

OCT 25 3 18 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 470811