BOOK 8526 PAGE 375

7.58.94

JAN 10 3 54 PM '92

IDENTIFICATION REFERENCE

TRUSTEE'S DEED

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

Michael J. Philbin,
Successor-Trustee

to

Educators Credit Union
1701 21st Avenue South
Nashville, Tennessee 37212-0729
SEND TAX BILLS HERE
NO MORTGAGEE

Map #83-5
Parcel #278
Field Book #23W 10180

WHEREAS, Bobby Ray Morefield and wife, Ann C. Morefield, executed a deed of trust on the 12th day of September, 1984, which was recorded in Book 6383, Page 149, Register's Office of Davidson County, Tennessee, conveying to Earl Thompson, 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 8242, Page 122, 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: January 6, 1992 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, the borrower having waived and relinquished (a) all exemptions including the right of homestead; (b) all rights of redemption including any equity of redemption and the statutory right of redemption; and (c) all rights of dower, curtesy and statutory or elective rights in the property all of such waivers having been expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, Educators Credit Union, being the highest and best bidder at said sale with a bid of SIXTY SIX THOUSAND FOUR HUNDRED SEVENTY NINE AND 18/100 DOLLARS ($66,479.18), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of SIXTY SIX THOUSAND FOUR HUNDRED SEVENTY NINE AND 18/100 DOLLARS ($66,479.18), paid by Educators Credit Union, 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 Educators Credit Union, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being the easterly 20 feet of Lot No. 14 and the westerly 30 feet of Lot No. 15 of Block "A" in F. O. Beasley's Addition to East Nashville, a plan of which is of record in Book 57, Page 83, Register's Office for said County.

Said parts of Lots Nos. 14 and 15 front together 50 feet on the southerly side of Eastland Avenue, formerly Vaughn Pike, and run between lines 170 feet to an alley.

Being the same property conveyed to Bobby R. Morefield by deed of record in Book 6371, Page 108, Register's Office for Davidson County, Tennessee.

5881 01/10/92-0101 08:08:04
6.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved property also known as 1204 Eastland Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Educators Credit Union, 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 Educators Credit Union, 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 6th day of January, 1992.

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 6th day of January, 1992.

Janice M. Cheng
NOTARY PUBLIC

JANICE M. CHENG 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 $66,479.18.

Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of January, 1992.

Janice M. Cheng
NOTARY PUBLIC

JANICE M. CHENG NOTARY PUBLIC

My Commission Expires: May 20, 1992