BOOK 8526 PAGE 377

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 #129-8
Parcel #21
Field Book #07D200882

JAN 10 3 54 PM '92

INSTRUMENT REFERENCE

7.5.8.9.5.

WHEREAS, Alexander J. Kozimor and wife, Linda L. Kozimor, executed a deed of trust on the 16th day of August, 1990, which was recorded in Book 8178, Page 795, Register's Office of Davidson County, Tennessee, conveying to Gino Marchetti, 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 8489, Page 848, 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 THIRTY FOUR THOUSAND SEVEN HUNDRED SIXTY TWO AND 99/100 DOLLARS ($34,762.99), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of THIRTY FOUR THOUSAND SEVEN HUNDRED SIXTY TWO AND 99/100 DOLLARS ($34,762.99), 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 Lot No. 1 on the Plan of Section 1, Warner Park Valley, as of record in Book 3600, Pages 12, 13 and 14, Register's Office for said County.

Beginning at a point in the southeasterly margin of U. S. Highway 70-S, at the corner of Lots Nos. 1 and 2; thence with the line between said lots, southeasterly 155 feet to a corner of Lot No. 41; thence with the line between Lots Nos. 1 and 41; northeasterly 150 feet to the westerly margin of Percy Warner Boulevard; thence with the margin of the same northwesterly 130 feet to the beginning of a curve; thence around said curve, westerly 39.3 feet to the margin of U. S. Highway 70-S; thence with the margin of the same southwesterly 125 feet to the point of beginning.

Being the same property conveyed to Alexander J. Kozimor and wife, Linda L. Kozimor, by deed of record in Book 6815, Page 548, Register's Office for Davidson County, Tennessee.

This is improved property also known as 6213 Harding Road, Nashville, Tennessee 37205.

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; including but not limited to a first deed of trust of record in Book 6853, Page 59, re-recorded in Book 6889, Page 887, Register's Office for Davidson County, Tennessee; 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. Cheney
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN. JANICE M. CHENEY

My Commission Expires: May 20, 1992

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $34,762.99.

Michael J. Philbin
AFFIANT

5988 01/10/92 0101 03CHECK 6.00

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

Janice M. Cheney
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: May 20, 1992