Box 43

TRUSTEE'S DEED BOOK 8559 PAGE 1

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

Michael J. Philbin, Successor-Trustee	)	
to	)	Map #59-0
	)	Parcel #134
	)	Field Book #13DA 25300
U. S. Courthouse Credit Union	)	
125 8th Avenue South	)	
Nashville, Tennessee 37203	)	
SEND TAX BILLS HERE	)	
NO MORTGAGEE	)	

WHEREAS, Cleophus Driver, Sr., Unmarried, executed a deed of trust on the 22nd day of December 1986, which was recorded in Book 7106, Page 636, Register's Office of Davidson County, Tennessee, conveying to Thomas H. Burke, 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 8524, Page 822, 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: February 24, 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 were expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, U. S. Courthouse Credit Union, being the highest and best bidder at said sale with a bid of TWENTY THOUSAND AND NO/100 DOLLARS ($20,000.00), subject to a first deed of trust of record in Book 5127, Page 777, Register's Office for Davidson County, Tennessee, was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of TWENTY THOUSAND AND NO/100 DOLLARS ($20,000.00), subject to a first deed of trust of record in Book 5127, Page 777, Register's Office for Davidson County, Tennessee, paid by U. S. Courthouse 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 U. S. Courthouse Credit Union, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

A certain tract or parcel of land situated and lying in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the NE margin of the Whites Creek Pike, said point being North 36 degrees 45 minutes West 32.5 feet from the SE corner of the property described in the deed to J. W. Wright, of record in Book 518, Page 342, of the Register's Office for said County; thence North 72 degrees 10

minutes East 400 feet to a point; thence North 36 degrees 45 minutes West 100 feet; thence South 72 degrees 10 minutes West, 400 feet to a point in the margin of said Pike; thence along the margin of said Pike South 36 degrees 45 minutes East 100 feet to the point of beginning.

Being the same property conveyed to Cleophus Driver, Sr., an unmarried man, by deed of record in Book 5127, Page 775, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2527 Whites Creek Pike, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said U. S. Courthouse 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 U. S. Courthouse 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 24th day of February, 1992.

87183 IDENTIF. TREFERENCE FEB 26 2 51 PM '92 FELIX J. [illegible] DAVIDSON COUNTY TN.

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 24th day of February, 1992.

Janice M. Cheney
NOTARY PUBLIC

My Commission Expires: May 20, 1992

JANICE M. CHENEY NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $20,000.00.

Michael J. Philbin
AFFIANT

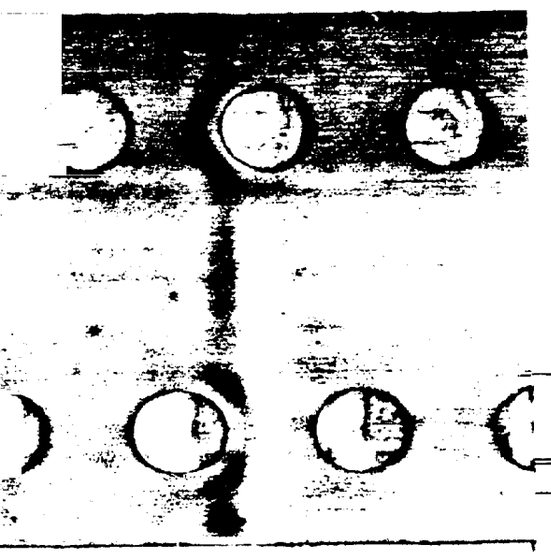
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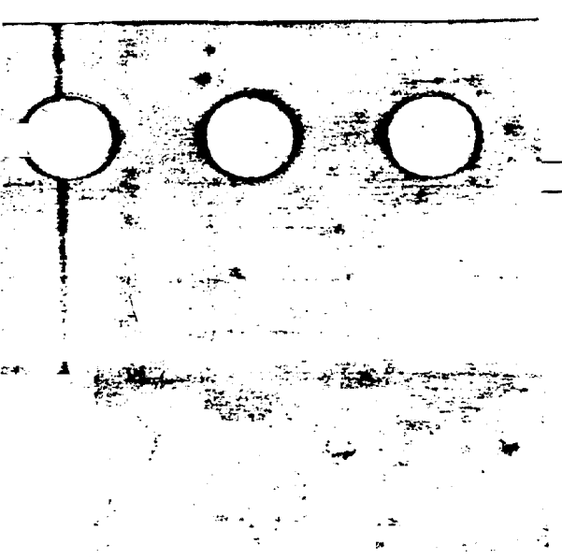
WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of February, 1992.

Janice M. Cheney
NOTARY PUBLIC

My Commission Expires: May 20, 1992

NOTARY PUBLIC DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8559 PAGE 3

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 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 6.00
TOTAL 81.00
CHECK 81.00

02/26/92 01 14:51 0001 4591

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE

FEB 26 2 51 '92

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

No. 505114