Book 43

TRUSTEE'S DEED

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

BOOK 8566 PAGE 580

Michael J. Philbin,
Successor-Trustee

to

City Federal Savings Bank,
in Receivership, Resolution Trust
Corporation, Receiver
300 Davidson Avenue
Somerset, New Jersey 08875
SEND TAX BILLS HERE
NO MORTGAGEE

Map #43-9
Parcel #41
Field Book #11D 57960

3278 03/04 0101 03CHECK 186.08

WHEREAS, Nevin H. Downs and wife, Myrtianne P. Downs executed a deed of trust on the 19th day of August, 1986, which was recorded in Book 6963, Page 768, 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 8524, Page 825, Register's Office of Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Doris J. Hardy in a Deed of record in Book 7601, Page 907, Register's Office for 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: March 2, 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 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 Federal Savings Bank, in Receivership, Resolution Trust Corporation, Receiver, being the highest and best bidder at said sale with a bid of FORTY EIGHT THOUSAND FOUR HUNDRED SIXTEEN AND 92/100 DOLLARS ($48,416.92), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FORTY EIGHT THOUSAND FOUR HUNDRED SIXTEEN AND 92/100 DOLLARS ($48,416.92), paid by City Federal Savings Bank, 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 Federal Savings Bank, 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. 48 on the Plan of Overlook Estates, Block "A", of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Nevin H. Downs and wife, Myrtianne P. Downs, by deed of record in Book 6621, Page 268, and subsequently conveyed to Doris J. Hardy, by deed of record in Book 7601, Page 907, Register's Office for Davidson County, Tennessee.

This is improved property also known as 210 Wiley Street, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said City Federal Savings Bank, 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 Federal Savings Bank, 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 2nd day of March, 1992.

Michael J. Philbin, Successor-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 2nd day of March, 1992.

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 $48,416.92.

Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of March, 1992.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: May 20, 1992

8 9 5 9 6
IDENTIFICATION REFERENCE
MAR 4 3 26 PM '92
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8566 PAGE 582

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 48416.92
CON TX 179.08
PRFEE 1.00
WDEED 6.00
TOTAL 186.08
CHECK 186.08

03/04/92 01 15:26 0001 3278

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8969

IDENTIFICATION REFERENCE

MAR 4 3 08 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 507753