30X 43

TRUSTEE'S DEED

BOOK 8576 PAGE 856

This instrument prepared by:
TAYLOR, PHILBIN, PIGUE,
MARCHETTI & LONG
One Union Street
Nashville, Tennessee 37201

Michael J. Philbin,
Successor-Trustee

to

Cowger & Miller Mortgage Co., Inc.
Three Riverfront Plaza
Box 963
Louisville, Kentucky 40201-0963
SEND TAX BILLS HERE
NO MORTGAGEE

Map #96-2
Parcel #51
Field Book #03DZ 63242

7358 03/17 0101 03CHECK 223.08

WHEREAS, Thomas B. Tenpenny and Martha Kay Biggs executed a deed of trust on the 14th day of November, 1986, which was recorded in Book 7046, Page 685, Register's Office of Davidson County, Tennessee, conveying to Van H. Singleton, 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 8536, Page 808, 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: March 16, 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 expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, Cowger & Miller Mortgage Co., Inc., being the highest and best bidder at said sale with a bid of FIFTY EIGHT THOUSAND FOUR HUNDRED THREE AND 27/100 DOLLARS ($58,403.27), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FIFTY EIGHT THOUSAND FOUR HUNDRED THREE AND 27/100 DOLLARS ($58,403.27), paid by Cowger & Miller Mortgage Co., Inc., 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 Cowger & Miller Mortgage Co., Inc., 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. 41 on the Plan of Cloverbottom Subdivision, Section I, as of record in Book 1424, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description of said property.

Being the same property conveyed to Thomas B. Tenpenny and Martha K. Biggs, tenants in common, by deed of record in Book 7046, Page 682, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2813 Blue Brick Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Cowger & Miller Mortgage Co., Inc., 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 Cowger & Miller Mortgage Co., Inc., 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, including the right of redemption by the Internal Revenue Service, Special Procedures Section, by reason of a federal tax lien of record in Book 5934, Page 47, Register's Office for Davidson County, Tennessee; and any prior liens or encumbrances as well as any priority created by a fixture filing, including but not limited to a UCC-1 financing statement of record in Book 7685, Page 748, 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 16th day of March, 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 16th day of March, 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 $58,403.27.

Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of March, 1992.

Janice M. Cheng
NOTARY PUBLIC

JANICE NOTARY PUBLIC DAVIDSON COUNTY

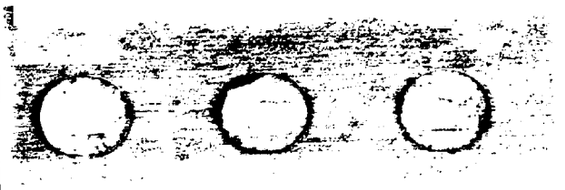
My Commission Expires: May 20, 1992

9316.6

IDENTIFICATION REFERENCE

MAR 17 3 13 PM '92

DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 8576 PAGE 858

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 58403.27
				CON TX 216.08
				PRFEE 1.00
				WDEED 6.00
				TOTAL 223.08
				CHECK 223.08
03/17/92	01			15:14 0001 7358

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



931606
Identify Reference
Mar 17 3:13 pm '92
Felix Z. Wilson, II Register
Davidson Co. Tn

No. 511779