TRUSTEE'S DEED

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

| | | |
|---|---|---|
| Michael J. Philbin, Successor-Trustee | ) | |
| to | ) | Map #81-7 |
| | ) | Parcel #360 |
| | ) | Field Book #02W 20380 |
| Crestar Mortgage Corporation<br>2108 West Laburnum Avenue<br>Richmond, Virginia 23227<br>SEND TAX BILLS HERE<br>NO MORTGAGEE | ) | |

WHEREAS, Atlas L. Hardy and wife, Sherry Hardy, executed a deed of trust on the 21st day of September, 1987, which was recorded in Book 7364, Page 274, Register's Office of Davidson County, Tennessee, conveying to Leon Sharber and Jackie Burke, Trustee(s), 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 8374, Page 160, 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: April 20, 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, Crestar Mortgage Corporation, being the highest and best bidder at said sale with a bid of THIRTY SIX THOUSAND AND NO/100 DOLLARS ($36,000.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of THIRTY SIX THOUSAND AND NO/100 DOLLARS ($36,000.00), paid by Crestar Mortgage Corporation, 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 Crestar Mortgage Corporation, 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. 61 on the Plan of the Subdivision of Lots Nos. 5 & 6 of the Cephas Woodard Property, as of record in Book 161, Page 174, Register's Office for said County.

Said Lot No. 61 fronts 50 feet on the east side of 12th Avenue North and runs back between parallel lines, 115 feet to an alley.

Being the same property conveyed to Atlas L. Hardy, by deed of record in Book 5563, Page 363, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1820 12th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Crestar Mortgage Corporation, 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 Crestar Mortgage Corporation, 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 20th day of April, 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 20th day of April, 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 $36,000.00.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of April, 1992.

Janice M Cheng
NOTARY PUBLIC

My Commission Expires: May 20, 1992

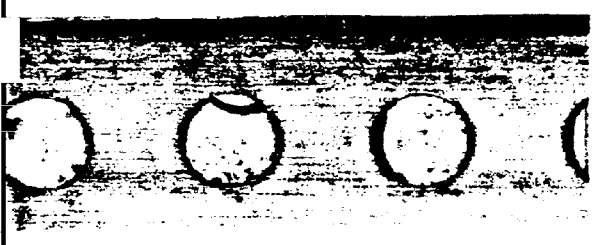
Q 3 8 8 6

IDENTIF. TREFERENCE

APR 22 3 04 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

2042 04/22 0101 03CHECK 140.20



**OFFICIAL RECEIPT**

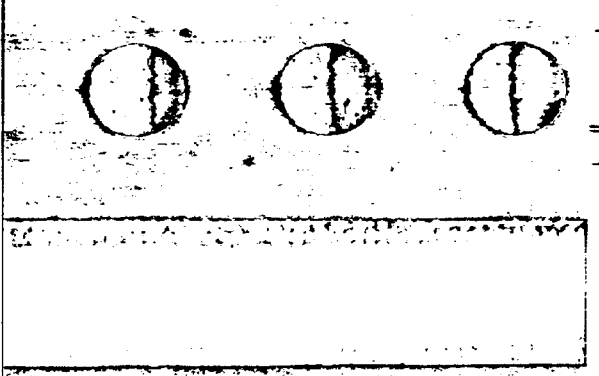
**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8607 PAGE 827



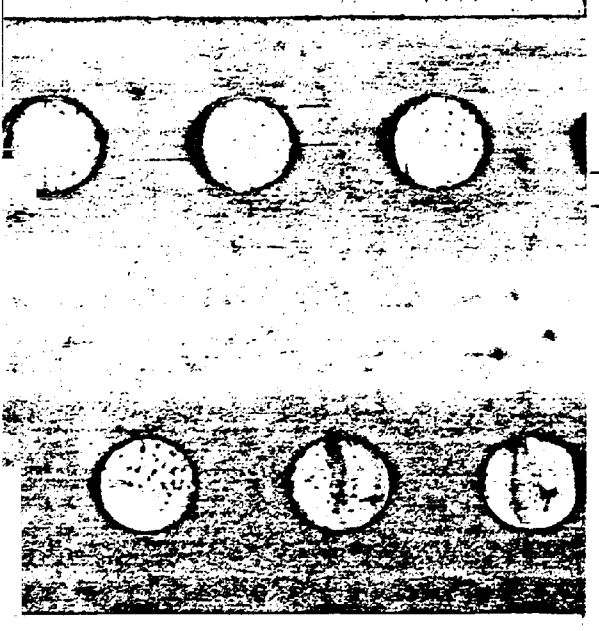
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | 36000.00 |
| | | | CON TX | 133.20 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 140.20 |
| | | | CHECK | 140.20 |

04/22/92 01 15:05 0001 3042



**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

03886

IDENTIF. REFERENCE

APR 22 3 04 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

**No.** 523861