Box 43

BOOK 8625 PAGE 736

TRUSTEE'S DEED

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.
MAY 13 3 24 PM '92

IDENTIF. REFERENCE

I 0 1 3 1

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

Michael J. Philbin,
Successor-Trustee

to

United Carolina Bank
4715 Martin Street
Wilmington, North Carolina 28405
SEND TAX BILLS HERE
NO MORTGAGEE

Map #162-10
Parcel #233
Field Book #05DU 77636

6591 05/13 0101 03CHECK 275.25

WHEREAS, Donald Ray Shoulders and wife, Debora G. Shoulders, executed a deed of trust on the 12th day of June, 1989, which was recorded in Book 7866, Page 470, re-recorded in Book 7888, Page 304, Register's Office of Davidson County, Tennessee, conveying to Phillip Stephen Freeman, 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 8574, Page 529, 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: May 11, 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, United Carolina Bank, being the highest and best bidder at said sale with a bid of SEVENTY TWO THOUSAND FIVE HUNDRED TWENTY NINE AND NO/100 DOLLARS ($72,529.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of SEVENTY TWO THOUSAND FIVE HUNDRED TWENTY NINE AND NO/100 DOLLARS ($72,529.00), paid by United Carolina Bank, 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 United Carolina Bank, 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. 106, on the Plan of Hickory View, Section 4, as of record in Book 6900, Page 373, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donald Ray Shoulders and wife, Debora G. Shoulders, by deed of record in Book 7866, Page 467, Register's Office for Davidson County, Tennessee.

This is improved property also known as 5416 Ashlawn Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said United Carolina Bank, 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 United Carolina Bank, 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 11th day of May, 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 11th day of May, 1992.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: May 20, 1992

JANICE M. CHENG NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $72,529.00.

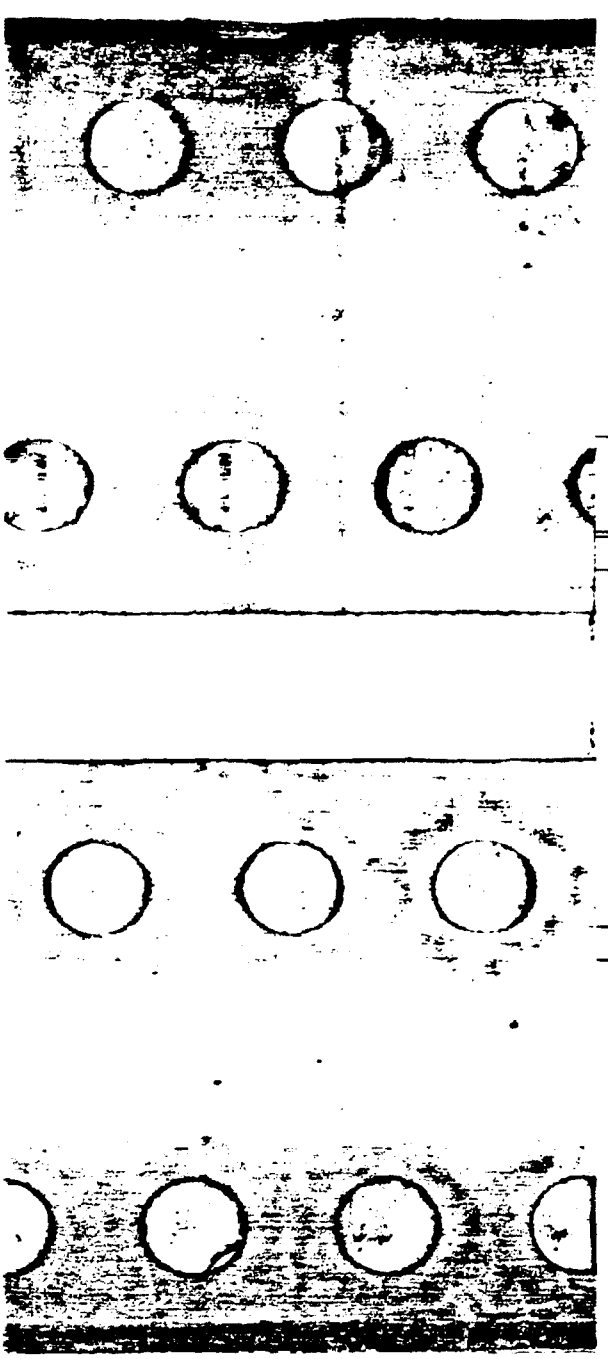
Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of May, 1992.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: May 20, 1992

JANICE - CHENG NOTARY PUBLIC DAVIDSON COUNTY, TENN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8625 PAGE 738

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	72529.00
CON TX	268.25
PRFEE	1.00
WDEED	6.00
TOTAL	275.25
CHECK	275.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 6591

I 0 1 3 1

IDENTIF. REFERENCE

MAY 13 3 24 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 530802