Box 43

BOOK 8641 PAGE 363

TRUSTEE'S DEED

7082 06/02 0101 03CHECK 142.05

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

Michael J. Philbin,
Successor-Trustee

to

Auto Glass Employees
Federal Credit Union
6201 Centennial Blvd.
P. O. Box 90405
Nashville, Tennessee 37209
SEND TAX BILLS HERE
NO MORTGAGEE

Map #71-15
Parcel #82
Field Book #12DA 25260

WHEREAS, Charles E. Greer, unmarried, executed a deed of trust on the 22nd day of June, 1990, which was recorded in Book 8137, Page 857, Register's Office of Davidson County, Tennessee, conveying to James R. Wells, 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 8598, Page 945, 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: June 1, 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, and free from the equity of redemption, the statutory right of redemption, homestead, dower, statutory or elective rights and all other exemptions of every kind, all of which were expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, Auto Glass Employees Federal Credit Union, being the highest and best bidder at said sale with a bid of THIRTY SIX THOUSAND FOUR HUNDRED FIFTY SIX AND 90/100 DOLLARS ($36,456.90), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of THIRTY SIX THOUSAND FOUR HUNDRED FIFTY SIX AND 90/100 DOLLARS ($36,456.90), paid by Auto Glass Employees Federal 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 Auto Glass Employees Federal Credit Union, 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. 34 on the Map of Eastmoreland Place, as of record in Book #161, Page 170, Register's Office for said County.

Said Lot No. 34 fronts 50 feet on the northerly side of Eastmoreland Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Charles E. Greer, Unmarried, by deed of record in Book 6932, Page 555, Register's Office for Davidson County, Tennessee.

This is improved property also known as 115 Eastmoreland Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Auto Glass Employees Federal 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 Auto Glass Employees Federal 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 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 1st day of June, 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 1st day of June, 1992.

Beverly J. Yochum
NOTARY PUBLIC

My Commission Expires: 11-26-94

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $36,456.90.

Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of June, 1992.

Beverly J. Yochum
NOTARY PUBLIC

My Commission Expires: 11-26-94

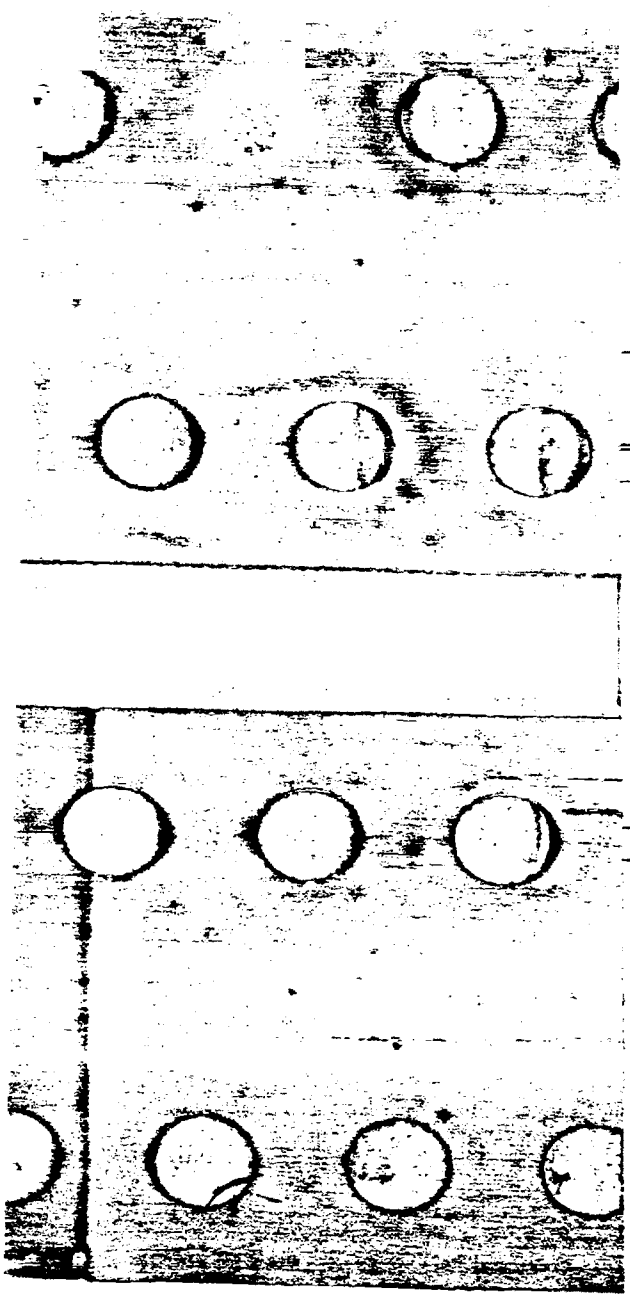
BEVERLY J. YOCHUM NOTARY PUBLIC AT LARGE

15625

IDENTIF. REFERENCE

JUN 2 3 37 PM '92

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.



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

RECEIVED OF _____

FOR _____

BOOK 8641 PAGE 365

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 36456.90
CON TX 135.05
PRFEE 1.00
WDEED 6.00
TOTAL 142.05
CHECK 142.05
06/02/92 01 15:35 0001 7082

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE
JUN 2 3 37 PM '92
FELIX Z. WILSON II REGIST
DAVIDSON COUNTY TN.
11 5 6 2 5

No. 536884