Box 43

BOOK 8689 PAGE 167

TRUSTEE'S DEED

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
Box 3347
Wilmington, North Carolina 28406
SEND TAX BILLS HERE
NO MORTGAGEE

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.
JUL 30 3 36 PM '92

IDENTIF. REFERENCE
Map #64 12-0-
Parcel #208CO
Field Book #04D 89512

32651

WHEREAS, Robert V. Hearne and wife, Pamela M. Hearne, executed a deed of trust on the 29th day of September, 1989, which was recorded in Book 7957, Page 122, 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 8494, Page 256, 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: July 27, 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 the Deed of Trust; and

WHEREAS the GRANTEE herein, United Carolina Bank, being the highest and best bidder at said sale with a bid of EIGHTY FOUR THOUSAND NINE HUNDRED TWENTY TWO AND 75/100 DOLLARS ($84,922.75), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of EIGHTY FOUR THOUSAND NINE HUNDRED TWENTY TWO AND 75/100 DOLLARS ($84,922.75), 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 a certain building identified as property Map No. 208 as shown on the Plan of Fox Run, Section One (A Condominium), of record in Book 4956, Page 582, in said Register's Office and being a part of Tract No. 1 of the property conveyed to Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, by deed from Kyle R. Weems, being of record in Book 5171 at page 915, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Robert V. Hearne and wife, Pamela M. Hearne, by deed of record in Book 7957, Page 119, Register's Office for Davidson County, Tennessee.

This is improved property also known as 208 Harpers Mill Road (mailing address: 208 Jackson Trace), Hermitage, Tennessee 37076.

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; 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 27th day of July, 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 27th day of July, 1992.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: July 27, 1996

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $84,922.75.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of July, 1992.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: July 27, 1996

1214 07/30 0101 03CHECK 323.13

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

RECEIVED OF _____

FOR _____

BOOK 8689 PAGE 169

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	84922.75
CON TX	314.13
PRFEE	1.00
WDEED	8.00
TOTAL	323.13
CHECK	323.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 1214

32651

IDENTIF. REFERENCE

JUL 30 3 36 PM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 555872