B0143

TRUSTEE'S DEED

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

BOOK 8797 PAGE 109

Michael J. Philbin,
Successor-Trustee

to

First Interstate Mortgage Company
245 South Los Robles Avenue
Pasadena, California 91109
SEND TAX BILLS HERE
NO MORTGAGEE

Map #149-2-A
Parcel #8600
Field Book #02DX 07704

1992 11 25 0101 03CHECK 285.02

WHEREAS, Roger Carter and wife, Kathryn Carter, executed a deed of trust on the 17th day of June, 1986, which was recorded in Book 6894, Page 710, Register's Office of Davidson County, Tennessee, conveying to Tim N. Taylor, 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 8716, Page 211, Register's Office of Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Barry W. Cassetty in a Deed of record in Book 8004, Page 362, Register's Office for Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Jacqueline Sanders in a Deed of record in Book 8201, Page 747, Register's Office for 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: November 23, 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, First Interstate Mortgage Company, being the highest and best bidder at said sale with a bid of SEVENTY FOUR THOUSAND SIX HUNDRED FORTY NINE AND 68/100 DOLLARS ($74,649.68), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of SEVENTY FOUR THOUSAND SIX HUNDRED FORTY NINE AND 68/100 DOLLARS ($74,649.68), paid by First Interstate Mortgage Company, 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 First Interstate Mortgage Company, 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. 116 on the Plan of Piccadilly Square - Phase I as of record in Book 5200, Pages 720, 721, & 722, 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 Roger Carter and wife, Kathryn Carter, by deed of record in Book 6894, Page 707, and subsequently conveyed to Barry W. Cassetty, by deed of record in Book 8004, Page 362, and subsequently conveyed to Jacqueline Sanders, by deed of record in Book 8201, page 747, Register's Office for Davidson County, Tennessee.

This is improved property also known as 536 Piccadilly Row, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said First Interstate Mortgage Company, 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 First Interstate Mortgage Company, 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 23rd day of November, 1992.

8177 ... 92 NOV 25 3:50 PM

Michael J. Philbin, Successor-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 23rd day of November, 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 $74,649.68.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of November, 1992.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: July 27, 1996



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

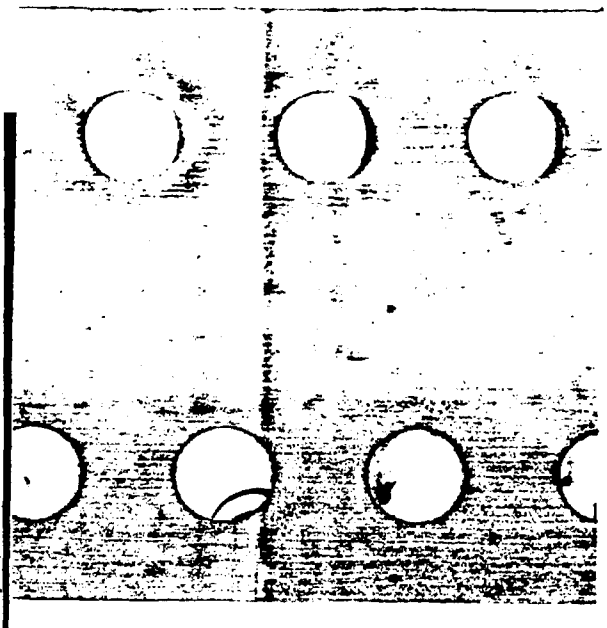
FOR _____

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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 74649.68
CON TX 276.02
PRFEE 1.00
MDEED 8.00
TOTAL 285.02
CHECK 285.02
11/25/92 01 15:49 0001 1067



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68177

IDENTIFIER REFERENCE

NOV 25 3 50 PM '92

DAVIDSON COUNTY, TN

No. 594786