BOOK 8874 PAGE 903

Bok 43

95865

TRUSTEE'S DEED

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

IDENTIFICATION REFERENCE

FEB 26 3 39 PM '93

DAVIDSON COUNTY, TN

Michael J. Philbin,
Successor-Trustee

to

United Carolina Bank
Box 3347
Wilmington, N.C. 28406
SEND TAX BILLS HERE
NO MORTGAGEE

Map #70-5
Parcel #57
Field Book #13DA 46707

WHEREAS, Mohammad H. A. Qureshi and wife, Halima A. Qureshi, executed a deed of trust on the 24th day of January, 1990, which was recorded in Book 8033, Page 414, Register's Office of Davidson County, Tennessee, conveying to Phillip Stephen Freeman, 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 8799, Page 68, 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: February 22, 1993 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 FORTY FOUR THOUSAND FIVE HUNDRED FORTY FIVE AND 48/100 DOLLARS ($44,545.48), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FORTY FOUR THOUSAND FIVE HUNDRED FORTY FIVE AND 48/100 DOLLARS ($44,545.48), 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. 1 on the plan of Charles Binkley Subdivision, of record in Book 5190, Page 655, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mohammad H. A. Qureshi by deed of record in Book 8033, Page 411, Register's Office for Davidson County, Tennessee.

This is improved property also known as 3223 and 3225 Alpine Avenue, Nashville, Tennessee 37218.

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 22nd day of February, 1993.

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 22nd day of February, 1993.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: July 27, 1996

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

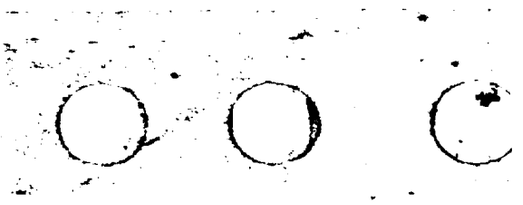
The actual consideration of value, whichever is greater for this transfer is $44,545.48.

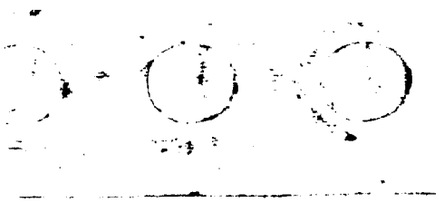
Michael J. Philbin
AFFIANT

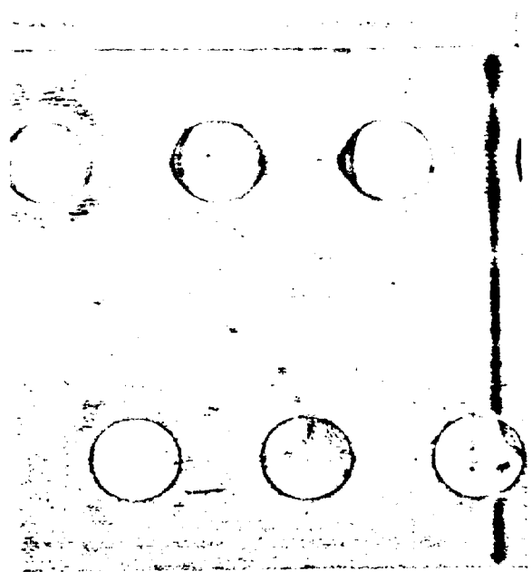
WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of February, 1993.

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 _____

BOOK 8874 PAGE 905

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
TO TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 44545.48
				CON TX 164.65
				PRFEE 1.00
				WDEED 8.00
				TOTAL 173.65
				CHECK 173.65
			02/26/93 01	15:31 0001 7573

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95865

IDENTIFICATION REFERENCE

FEB 26 3 33 PM '93

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 625169