Box 43

02657

TRUSTEE'S DEED

5081 03/23 0101 03CHECK 263.93

IDENTIFICATION REFERENCE

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

MAR 23 3 32 PM '93

[illegible] W. LYON II REGISTER
DAVIDSON COUNTY, TN

Michael J. Philbin,
Successor-Trustee

to

Map #128-13-A
Parcel #212CO
Field Book #09D 79531

Margaretten & Company, Inc.,
successor in interest to
NationsBanc Mortgage Corporation of
Va, (F/K/A Sovran Mortgage Corp.)
P. O. Box 26388
Richmond, Virginia 23260-6388
SEND TAX BILLS HERE
NO MORTGAGEE

BOOK 8894 PAGE 621

WHEREAS, Patti K. Kendall, unmarried, executed a deed of trust on the 26th day of September, 1986, which was recorded in Book 6994, Page 633, re-recorded in Book 8598, Page 950, Register's Office of Davidson County, Tennessee, conveying to J. R. Cannon, 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 8844, Page 775, re-recorded in Book 8859, Page 373, 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: March 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, Margaretten & Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Va, (F/K/A Sovran Mortgage Corp.), being the highest and best bidder at said sale with a bid of SIXTY EIGHT THOUSAND NINE HUNDRED THIRTEEN AND 21/100 DOLLARS ($68,913.21), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of SIXTY EIGHT THOUSAND NINE HUNDRED THIRTEEN AND 21/100 DOLLARS ($68,913.21), paid by Margaretten & Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Va, (F/K/A Sovran Mortgage Corp.), 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 Margaretten & Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Va, (F/K/A Sovran Mortgage Corp.), its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit 212 of the Westfield Condominiums, (formerly The Hamlet) a horizontal property regime, pursuant to plat of record in Book 6250, Page 590, and the first revision thereof in Book 6250, Page 748, as further shown and described in an amended document of record in Book 6831, Page 982, all in the Register's Office for Davidson County, Tennessee, which plan and record

RECORDERS MEMO
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THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Patti K. Kendall, unmarried, by deed of record in Book 6994, Page 630, and subsequently conveyed to Joyce E. Kooperman, by deed of record in Book 7635, Page 194, Register's Office for Davidson County, Tennessee.

There is conveyed with the above described condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Westfield Condominiums, as said areas are set forth and defined in the Master Deed and By-Laws of record in Book 6678, Page 771, and amended in Book 6736, page 110, Book 6801, Page 962, and Book 6831, Page 982, all in the Register's Office for said County, and to which reference is hereby made for more particulars.

This is improved property also known as 212 Westfield Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Margaretten & Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Va, (F/K/A Sovran Mortgage Corp.), 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 Margaretten & Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Va, (F/K/A Sovran Mortgage Corp.), 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 March, 1993.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 March, 1993.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: July 27, 1996

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

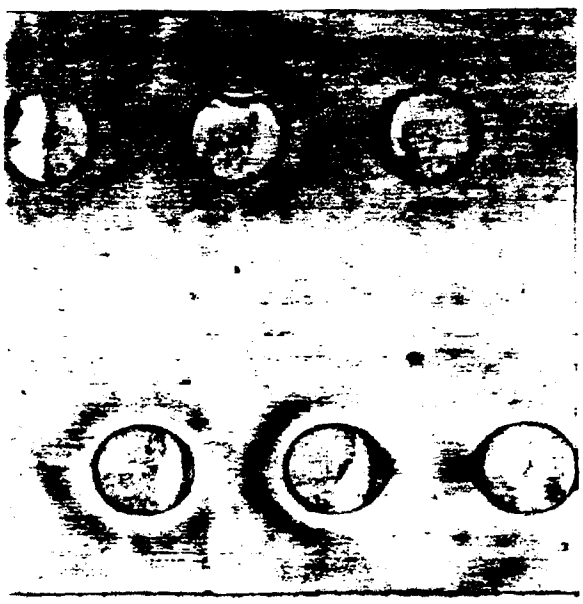
The actual consideration of value, whichever is greater for this transfer is $68,913.21.

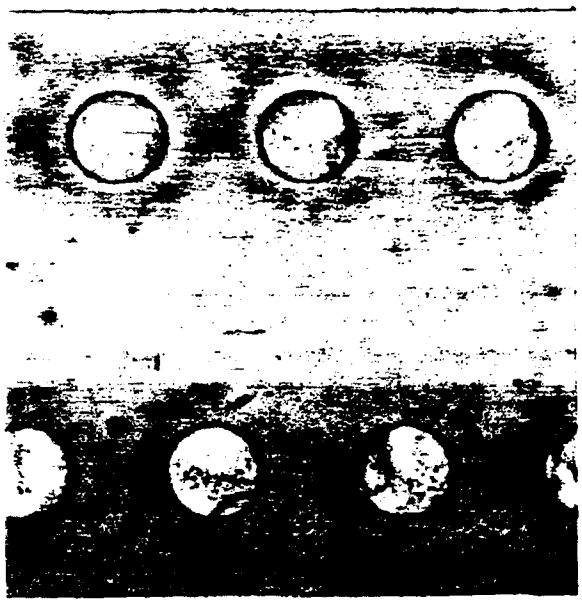
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of March, 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 8894 PAGE 623

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	68913.21
			CON TX	254.93
			PRFEE	1.00
			WDEED	8.00
			TOTAL	263.93
			CHECK	263-93
03/23/93	01	15:30 0001		5081

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02657

IDENTIFICATION REFERENCE

MAR 23 3 32 PM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.632571