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PICK-UP

52406

IDENTIF. & REFERENCE

This instrument prepared by:

JONES & SHOCKLEY
1319 Fifth Avenue North
Nashville, TN 37208

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map and Parcel No. |
|---|---|---|
| Resolution Trust Corp.<br>100 Colony Square<br>Suite 2300<br>Atlanta, GA 30361 | Same as New Owner | 75-11-245 |

# SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into on this 12th day of August, 1993 by Susan Short Jones, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by Deed of Trust of record in Book 6723, page 106, Register's Office for Davidson County, Tennessee, as modified by that certain Modification & Deed of Trust of record in Book 7019, page 349 and Modification and Assumption Agreement with Release dated August 23, 1988 of record in Book 7638, page 537 said register's office (the "Deed of Trust"), Marion Thurman and wife, Eva M. Thurman, conveyed to Union Financial Corporation, Trustee, the hereinafter described real estate, to secure payment to Metropolitan Federal Savings and Loan Association for a certain indebtedness described in the Deed of Trust (the "Indebtedness"); and

WHEREAS, the Indebtedness became overdue and unpaid, and other 145.09
conditions of default occurred, by reason of which the lawful owner and holder of the Indebtedness secured by the Deed of Trust declared the Deed of Trust to be in default and notice was given of such default to Michael W. Shanks and wife, Jacqueling F. Shanks, but following such notice the default was not cured; and

WHEREAS, the lawful holder of the Indebtedness, the Resolution Trust Corporation (the "RTC"), as Receiver for Metropolitan Federal Savings and Loan Association, F. A., appointed Susan Short Jones to serve as Successor Trustee in place and stead of Union Financial Corporation in accordance with the terms of the Deed of Trust by an instrument of record in Book 8943, page 235 said Register's Office; and

WHEREAS, the lawful holder of the Indebtedness, the RTC, as Receiver for Metropolitan Federal Savings and Loan Association, F. A., directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in the Nashville Record that the property would be sold at 10:00 a.m., August 12, 1993, at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on July 15, 1993, July 22, 1993, and July 29, 1993 and a copy of such notice was sent to Michael W. Shanks and wife, Jacqueline F. Shanks and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to the Resolution Trust Corporation, as Receiver for Metropolitan Federal Savings and Loan Association, F. A., at the price of Thirty Five Thousand and Seven Hundred Dollars ($35,700.00) this being the highest, last and best bid.

NOW, THEREFORE, I, Susan Short Jones, Successor Trustee as aforesaid, in consideration of the premises and the sum of Thirty Five Thousand and Seven Hundred Dollars ($35,700.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Resolution Trust Corporation, as Receiver for Metropolitan Federal Savings and Loan Association, F. A. its successors and assigns (the "Grantee") all of my right, title and interest in and to the following described real estate, together with any and all improvements, fixtures, appurtenances, easements, and privileges thereunto belonging, of whatever nature or kind erected or hereinafter erected therein or thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 68B, on the Plan of Rachel's Square, Section Two, Zone Lot Division Lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77, and 79, as shown on the plan of record in Book 6250, page 541, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Michael W. Shanks and wife, Jacqueline J. Shanks by deed from Union Financial Corporation of record in Book 7638, page 542, Register's Office for Davidson County, Tennessee.

Which address is 915 Rachel Place, Hermitage Tennessee 37076.

The Property is being sold AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS BEING SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

To have and to hold the aforesaid real estate, together with all improvements thereon as described above, free of all rights of equitable and statutory redemption, homestead, dower, curtesy and all other exemptions of every kind, all of which were waived in the Deed of Trust, but only to the extent provided in, said Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following to the extent applicable on the date hereof:

(1) Any and all unpaid real and personalty taxes, plus penalty and interest, if any. Such taxes will not be pro-rated. Grantee assumes full liability for such taxes.

(2) Any mechanics' and materialmen's liens, filed or not filed, which take priority over the Deed of Trust upon which this foreclosure sale is had.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such prior easements, building lines, records plans and restrictions as may be applicable.

(5) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(6) Rights or claims or parties in possession.

(7) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(8) Any and all deeds of trust and/or fixture filings which take priority over the Deed of Trust upon which this foreclosure sale is had.

(9) Any and all other matters, including, without limitation, liens, easements, restrictions, claims, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust under which the foreclosure was held.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

Susan Short Jones,
Successor Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Lisa Helton, a Notary Public of the State and County aforesaid, personally appeared Susan Short Jones, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Successor Trustee, and that she as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of August, 1993.

Lisa Helton
Notary Public

My Commission Expires: July 27, 1996

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

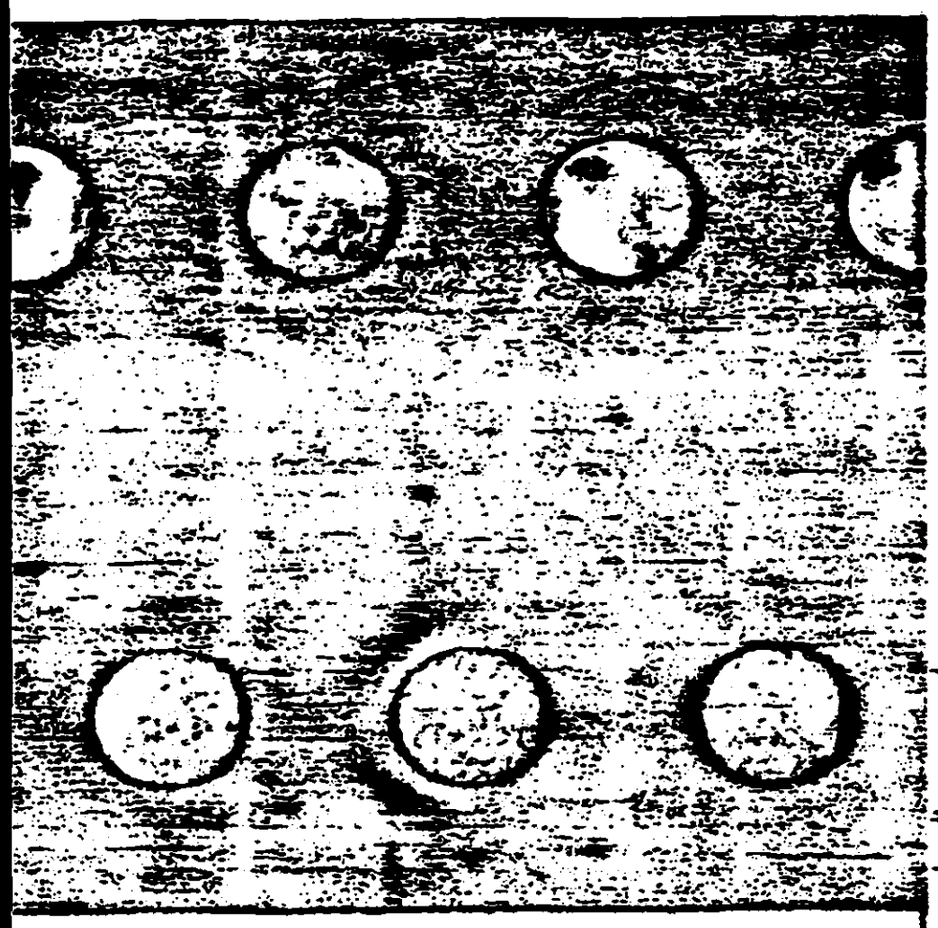
The actual consideration or value whichever is greater, for this transfer is Thirty Five Thousand and Seven Hundred Dollars ($35,700.00).

Affiant

Subscribed and sworn to before me this the 12th day of August, 1993.

Lisa Helton
Notary Public

My Commission Expires: July 27, 1996



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

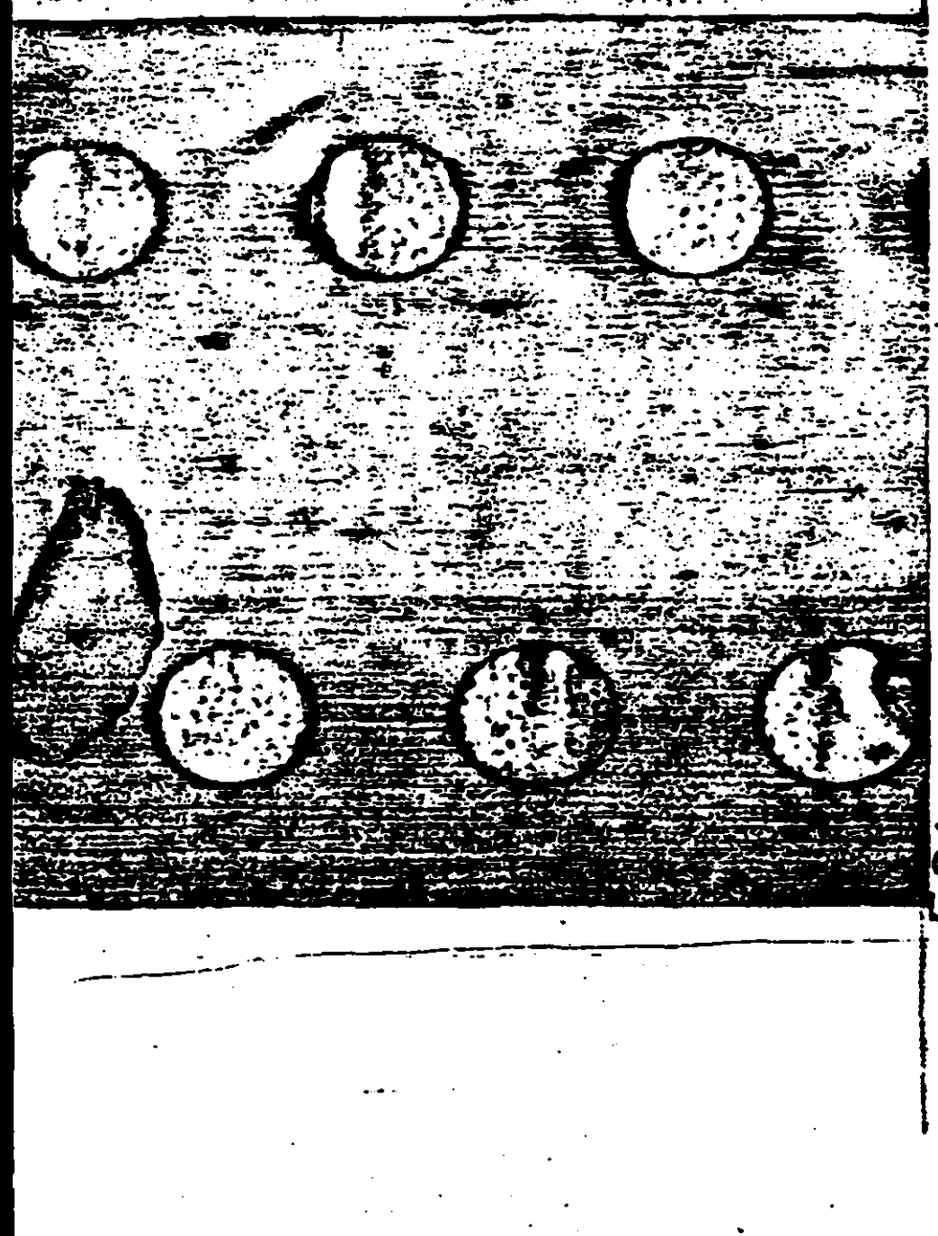
RECEIVED OF _____

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 35700.00
CON TX 132.09
PRFEE 1.00
WDEED 12.00
TOTAL 145.09
CHECK 145.09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/16/93 01 12:59:0001 0129

52406
IDENTIF. ↑ REFERENCE

93 AUG 16 PM 12:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 686465