BOOK 9137 PAGE 337

TRUSTEE'S DEED

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

Michael J. Philbin, Successor-Trustee	)	
to	)	Map #162-13
	)	Parcel #257
	)	Field Book #05DU 77331
Sears Mortgage Corporation 568 Atrium Drive Vernon Hills, IL 60061 SEND TAX BILLS HERE NO MORTGAGEE	)	

WHEREAS, Charles W. Clanton and wife, Lisa J. Clanton and James K. Roussel and wife, Sammy Carole Roussel, executed a deed of trust on the 31st day of October, 1986, which was recorded in Book 7032, Page 645, Register's Office of Davidson County, Tennessee, conveying to Stephen R. Josleyn, 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 8475, Page 7, Register's Office of Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Ricky Falls and wife, Lillian Falls, in a deed of record in Book 8084, Page 324, 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 1, 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, Sears Mortgage Corporation, being the highest and best bidder at said sale with a bid of EIGHTY EIGHT THOUSAND SIX HUNDRED THIRTY TWO AND 92/100 DOLLARS ($88,632.92), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of EIGHTY EIGHT THOUSAND SIX HUNDRED THIRTY TWO AND 92/100 DOLLARS ($88,632.92), paid by Sears Mortgage Corporation, 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 Sears Mortgage Corporation, 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. 63B on the Plan of Dreamland Estates Sec 2 as of record in Book 6900, Page 50, 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 Charles W. Clanton and wife, Lisa J. Clanton, and James K. Roussel, by deed of record in Book 7032, Page 642, which property was subsequently conveyed to Ricky Falls and wife, Lillian Falls, by deed of record in Book 8084, Page 324, Register's Office for Davidson County, Tennessee.

This is improved property also known as 939 Ilawood Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Sears Mortgage Corporation, 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 Sears Mortgage Corporation, 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; 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 1st day of November, 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 1st day of November, 1993.

NOTARY PUBLIC

My Commission Expires: July 27, 1996

81035
IDENTIF. & REFERENCE

NOV -2 PM 3:32

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $88,632.92.

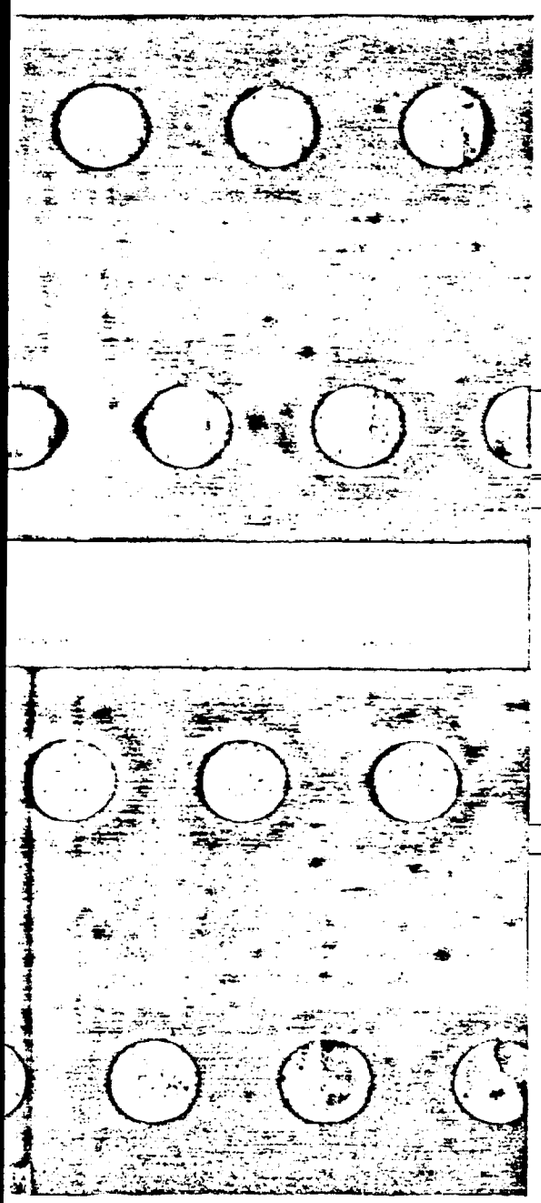
AFFIANT

3249 11/02 0101 03CHECK 336.82

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of November, 1993.

NOTARY PUBLIC

My Commission Expires: July 27, 1996



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

RECEIVED OF _____

FOR _____

BOOK 9137 PAGE 339

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 88632.92
				CON TX 327.82
				PRFEE 1.00
				MDEED 8.00
				TOTAL 336.82
				CHECK 336.82
			11/02/93 01	15:32 0001 3249

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81035
IDENTIF. & REFERENCE

93 NOV -2 PM 3:32

REGISTER
DAVIDSON COUNTY, TN.

No. 717096