BOOK 9279 PAGE 676

TRUSTEE'S DEED

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

Michael J. Philbin,
Successor-Trustee

to

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

Map #97-8
Parcel #39
Field Book #04D 16177

WHEREAS, Charles P. Youngren and wife, Tamra Youngren, executed a deed of trust on the 29th day of August, 1986, which was recorded in Book 6965, Page 424, 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 8877, Page 976, 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 14, 1994 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 ONE HUNDRED SEVEN THOUSAND FOUR HUNDRED ELEVEN AND 75/100 DOLLARS ($107,411.75), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of ONE HUNDRED SEVEN THOUSAND FOUR HUNDRED ELEVEN AND 75/100 DOLLARS ($107,411.75), 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:

Being Lot No. 230 on the Plan of Lake Park Subdivision, Section 6, of record in Book 4885, Page 176, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Charles P. Youngren and wife, Tamra Youngren, by deed of record in Book 6965, Page 421; subsequently the

Youngrens conveyed to Benjamin Smith and Jenita Smith, as joint tenants with right of survivorship, by deed of record in Book 7744, Page 615, Register's Office for Davidson County, Tennessee.

This is improved property also known as 312 Canberra Court, Hermitage, Tennessee 37076.

The aforesaid property was previously advertised and sold pursuant to a foreclosure sale held on April 12, 1993, a trustee's deed having thereafter been recorded in Book 8915, Page 519, Register's Office for Davidson County, Tennessee, deeding the property to Margaretten & Company, Inc., successor in interest to NationsBanc Mortgage Corporation of VA, (F/K/A Sovran Mortgage Corp.). However, said sale and deed are void by reason of the fact that Benjamin Thomas Smith had filed a bankruptcy petition on April 8, 1993, the noteholder, Margaretten & Company, Inc., having since obtained relief from the Stay Order thus permitting its Trustee to proceed with this sale.

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; any prior liens or encumbrances as well as any priority created by a fixture filing including but not limited to a UCC-1 financing statement filed by the Electric Power Board of the Metropolitan Government of Nashville and Davidson County of record in Book 8275, Page 66, Register's Office for Davidson County, Tennessee; 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 14th day of March, 1994.

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 14th day of March, 1994.

Janice M. Chrong

NOTARY PUBLIC

JANICE M. CHRONG NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: July 27, 1996

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $107,411.75.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of March, 1994.

NOTARY PUBLIC

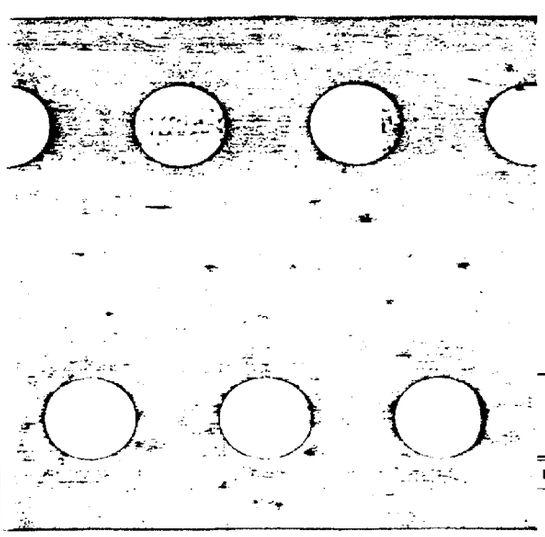
My Commission Expires: July 27, 1996

2099 03/15 0101 03CHECK 410.38

20033

94 MAR 15 PM 3:14

FELIX Z. REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

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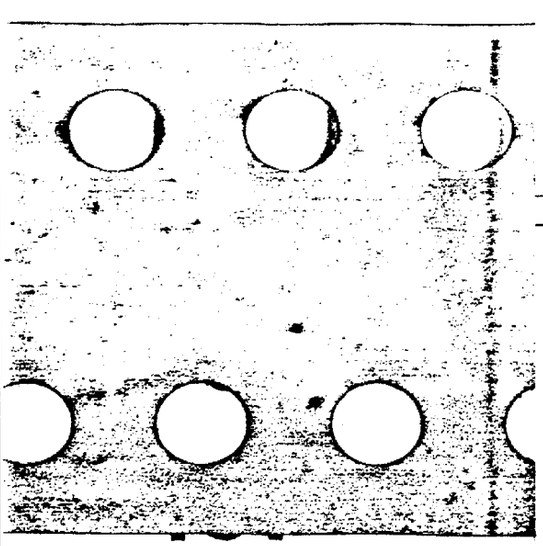
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 107411.75
CON TX 397.38
PRFEE 1.00
WDEED 12.00
TOTAL 410.38
CHECK 410.38

03/15/94 01 15:14 0001 2099

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



28083
IDENTIFICATION REFERENCE

94 MAR 15 PM 3:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 767470