Box 43

BOOK 9282 PAGE 356

TRUSTEE'S DEED

94 MAR 17 PM 3:20
DAVIDSON COUNTY, TN.

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

Michael J. Philbin,
Successor-Trustee

to

Federal National Mortgage Association
950 East Paces Ferry Road
Atlanta, Georgia 30326
SEND TAX BILLS HERE
NO MORTGAGEE

Map #91-6
Parcel #177
Field Book #12W 07874

3161 03/17 0101 03CHECK 8.00

WHEREAS, Donald R. Bilbrey and wife, Elizabeth M. Bilbrey, executed a deed of trust on the 31st day of October, 1987, which was recorded in Book 7392, Page 896, Register's Office for Davidson County, Tennessee, conveying to Danitha Ezell, 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 9050, Page 123, 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, borrower having waived all right of homestead, equity of redemption, statutory right of redemption and having also relinquished all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the Property, all of which were expressly waived in the Deed of Trust; and

WHEREAS the GRANTEE herein, Federal National Mortgage Association, being the highest and best bidder at said sale with a bid of FORTY EIGHT THOUSAND NINE HUNDRED SEVENTY NINE AND 42/100 DOLLARS ($48,979.42), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FORTY EIGHT THOUSAND NINE HUNDRED SEVENTY NINE AND 42/100 DOLLARS ($48,979.42), paid by Federal National Mortgage Association, 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 Federal National Mortgage Association, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being the northerly part of lot marked with the word "Glenn" located on the southeasterly corner of Morrow Road and 57th Avenue North, as shown by plan of West Park Addition No. 2, of record in Book 2330, Page 63, Register's Office for said County.

Beginning at a concrete monument in the southerly margin of Morrow Road at a point 50 feet easterly from the center line of 57th Avenue North; thence with the southerly margin of Morrow Road, S 58 deg. 54' E 25.4 feet to the northeasterly corner of the Glenn lot; thence with the easterly line of said Glenn lot, S 24 deg. 02' W 100.25 feet; thence N 58 deg. 54' W 65.8 feet, more or less, to the easterly margin of 57th Avenue North, thence with

the easterly margin of said Avenue, N 31 deg. 0' E 75 feet, more or less, to a concrete monument; thence with a curve to the northeast of 25 feet radius, 39.24 feet, more or less, to the beginning.

Being the same property conveyed to Donald R. Bilbrey and wife, Elizabeth M. Bilbrey, by deed of record in Book 7392, Page 893, the said Donald R. Bilbrey having conveyed said property to Elizabeth M. Bilbrey, by quitclaim deed of record in Book 7902, Page 693, Register's Office for Davidson County, Tennessee.

This is improved property also known as 5615 Morrow Road, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Federal National Mortgage Association, 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 Federal National Mortgage Association, 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 14th day of March, 1994.

Michael J. Philbin, Successor-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.

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 $48,979.42.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: July 27, 1996