Box 43

TRUSTEE'S DEED BOOK 9348 PAGE 88

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

94 MAY 17 PM 3:44
FELIX DAVIDSON COUNTY, TN REGISTER

51110
IDENTIF. & REFERENCE

Michael J. Philbin,)
Successor-Trustee)
)
to) Map #150-1
) Parcel #239
) Field Book #02DX 02813
)
Margaretten and Company, Inc.,)
successor in interest to)
NationsBanc Mortgage Corporation)
of Virginia F/K/A Sovran Mortgage)
Corporation)
2810 N Parham Road)
Richmond, Virginia 23294-4400)
SEND TAX BILLS HERE)
NO MORTGAGEE)

FEE: 03.17 3LBL 03C-EZX 336.82

WHEREAS, Anthony W. Piro and Pamela T. Piro, executed a deed of trust on the 26th day of September, 1990, which was recorded in Book 8206, Page 943, Register's Office of Davidson County, Tennessee, conveying to Nan M. Sexton of Davidson County, Tennessee and Evelyn Z. Binkley of Cheatham County, Tennessee, 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 9308, Page 26, 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: May 16, 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 said Deed of Trust; and

WHEREAS the GRANTEE herein, Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation, being the highest and best bidder at said sale with a bid of EIGHTY EIGHT THOUSAND SIX HUNDRED TWENTY SEVEN AND NO/100 DOLLARS ($88,627.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of EIGHTY EIGHT THOUSAND SIX HUNDRED TWENTY SEVEN AND NO/100 DOLLARS ($88,627.00), paid by Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran 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 Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Lot No. 767 on the Plan of Edge-O-Lake Estates, Section 16, of record

in Plat Book 4175, Page 157, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Anthony W. Piro and wife, Pamela T. Piro, by deed of record in Book 8206, Page 940, Register's Office for Davidson County, Tennessee.

This is improved property also known as 417 Clearwater Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran 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 Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran 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 16th day of May, 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 16th day of May, 1994.

Janice M. Cheng
NOTARY PUBLIC

JANICE M. CHENG NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires: July 27, 1996

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $88,627.00.

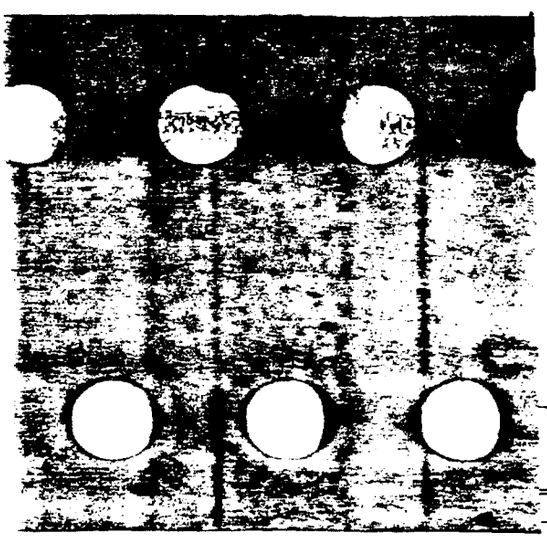
Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of May, 1994.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: July 27, 1996

JANICE M. CHENG NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE



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

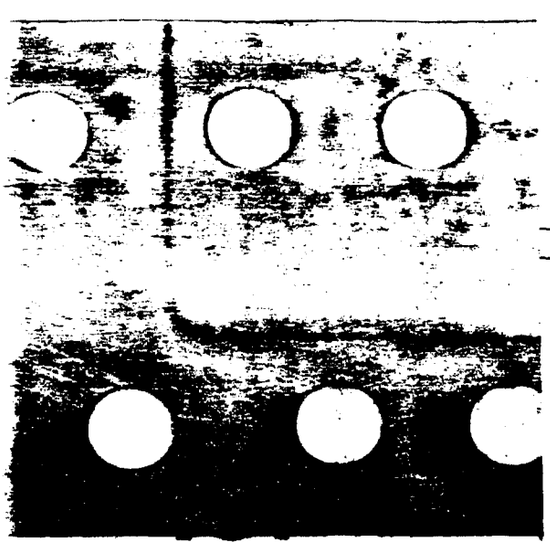
RECEIVED OF _____

FOR _____

BOOK 9348 PAGE 90

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	88627.00
CON TX	327.82
PRFEE	1.00
WDEED	8.00
TOTAL	336.82
CHECK	336.82

05/17/94 01 15:44 0001 7206

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51110
IDENTIF. ◆ REFERENCE

94 MAY 17 PM 3:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 792223