Box 43

TRUSTEE'S DEED BOOK 9348 PAGE 94

51112

IDENTIF. & REFERENCE

94 MAY 17 PM 3:45

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

Michael J. Philbin,
Successor-Trustee

to

Edward L. Niebruegge
220 Engel Avenue
Goodlettsville, Tennessee 37072
SEND TAX BILLS HERE
NO MORTGAGEE

Map #92-6
Parcel #331
Field Book #11W 34040

WHEREAS, Carolyn Young, a single person, executed a deed ~~of trust~~ on the 19th day of February, 1985, which was recorded in Book 6497, Page 123, Register's Office for Davidson County, Tennessee, conveying to Stephen L. Edwards, Trustee(s), the property hereinafter described to secure the payment of a promissory note referred to in said deed of trust; and 101.13

WHEREAS, Michael J. Philbin was appointed Successor-Trustee, said appointment being recorded in Book 9308, Page 25, Register's Office of Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by George W. Lesley and wife, Jean S. Lesley, in a deed of record in Book 8246, Page 84, 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: 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, free from the equity of redemption, the statutory right of redemption, homestead, dower, statutory or elective rights, and all other exemptions of every kind, all of which were expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, Edward L. Niebruegge, being the highest and best bidder at said sale with a bid of TWENTY FOUR THOUSAND NINE HUNDRED THIRTY FIVE AND 95/100 DOLLARS ($24,935.95), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of TWENTY FOUR THOUSAND NINE HUNDRED THIRTY FIVE AND 95/100 DOLLARS ($24,935.95), paid by Edward L. Niebruegge, 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 Edward L. Niebruegge, his heirs and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 51 on the Plan of L. C. Thuss' Subdivision of Part of the Barrow Lands, as of record in Book 547, Page 102, R.O.D.C.

Said Lot No. 51 fronts 40 feet on the westerly side of 29th Avenue North, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Carolyn Young, individually, by deed of record in Book 6497, Page 120, and subsequently conveyed to George W. Lesley and wife, Jean S. Lesley, by quitclaim deed of record in Book 8246, Page 84, Register's Office for Davidson County, Tennessee.

This is improved property also known as 715A 29th Avenue North, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Edward L. Niebruegge, his heirs 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 Edward L. Niebruegge, his heirs 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

My Commission Expires: July 27, 1996

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $24,935.95.

Michael J. Philbin
AFFIANT

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

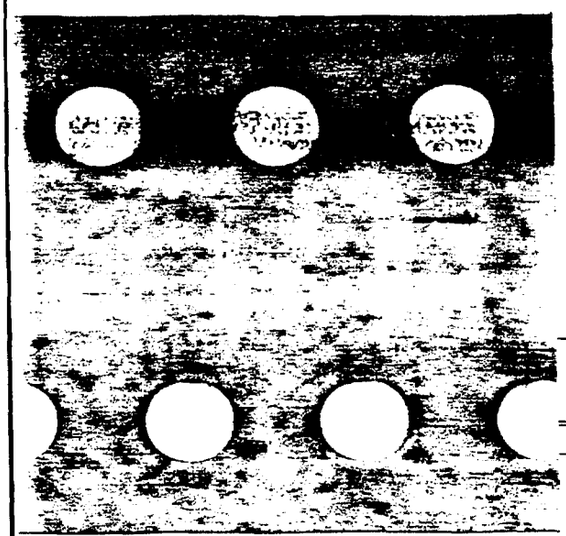
Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: July 27, 1996

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9348 PAGE 96

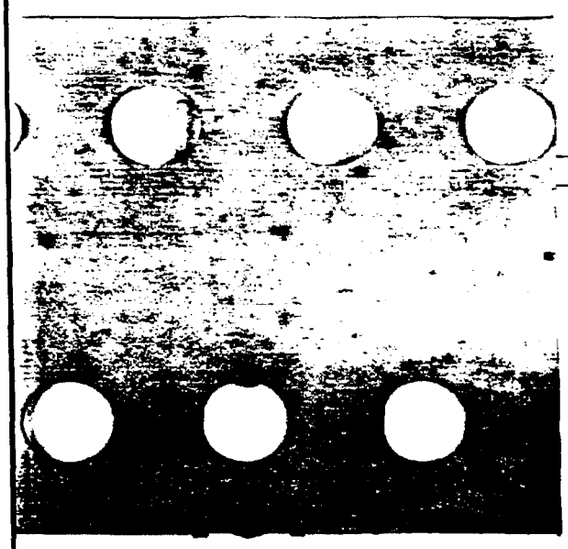
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 24935.95
CON TX 92.13
PRFEE 1.00
MDEED 8.00
TOTAL 101.13
CHECK 101.13

05/17/94 01 15:45 0001 7208

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



51112
IDENTIF. ↑ REFERENCE

94 MAY 17 PM 3:45
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 792225