Box 43

TRUSTEE'S DEED

BOOK 9412 PAGE 961

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

Michael J. Philbin,
Successor-Trustee

to

Crestar Mortgage Corporation
2108 West Laburnum Avenue
P. O. Box 26149
Richmond, Virginia 23260-6149
SEND TAX BILLS HERE
NO MORTGAGEE

Map #162-9-A
Parcel #22CO
Field Book #05DU 55898

8995 07/20 0101 03CHECK 190.30

WHEREAS, Yvonia Irene Russell and Michael Cary Russell executed a deed of trust on the 16th day of October, 1987, which was recorded in Book 7385, Page 875, Register's Office of Davidson County, Tennessee, conveying to Leon Sharber and Jackie Burke, 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 9368, Page 210, 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: July 18, 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 exemptions including the right of homestead exemption in the Property, and having also waived all rights of redemption including any equity of redemption and statutory rights of redemption of the Property, and having also relinquished all rights of dower, curtesy and statutory or elective rights in the Property, all of which were expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, Crestar Mortgage Corporation, being the highest and best bidder at said sale with a bid of FORTY NINE THOUSAND AND NO/100 DOLLARS ($49,000.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FORTY NINE THOUSAND AND NO/100 DOLLARS ($49,000.00), paid by Crestar 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 Crestar Mortgage Corporation, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Town House No. 22, Building 3 on the plan of Hickory Valley Condominiums-Phase 2, of record in Book 4460, page 133, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Irene Russell, an unmarried person and Michael Cary Russell, by deed of record in Book 6145, Page 554, thereafter the said Michael Cary Russell conveyed his interest in the property to Irene Russell, by quitclaim deed of record in Book 8566, Page 280, Register's

Office for Davidson County, Tennessee.

This is improved property also known as 5510 Country Drive #22, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Crestar 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 Crestar 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 18th day of July, 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 18th day of July, 1994.

Janice M. Cheng
NOTARY PUBLIC

JANICE M. CHENG NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: July 27, 1996

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $49,000.00.

Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of July, 1994.

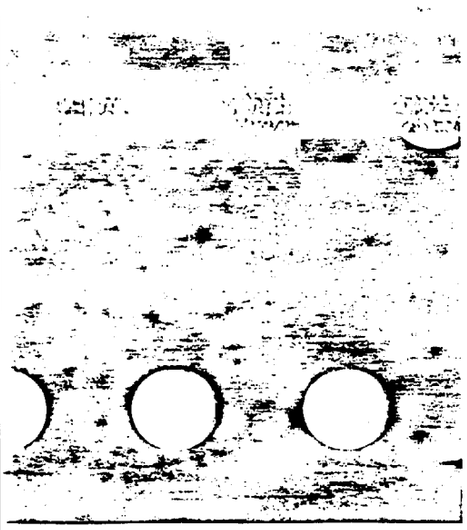
Janice M. Cheng
NOTARY PUBLIC

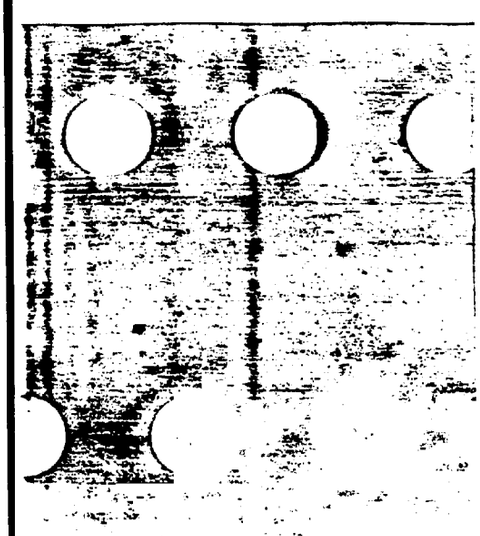
JANICE M. CHENG NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: July 27, 1996

72987
IDENTIFICATION REFERENCE

94 JUL 20 PM 3:10
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9412 PAGE 963

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 49000.00
CON TX 181.30
PRFEE 1.00
WDEED 8.00
TOTAL 190.30
CHECK 190.30

07/20/94 01 15:09 0001 8995

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72987
IDENTIF. ↑ REFERENCE

94 JUL 20 PM 3:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 815577