Box 43

90282

IDENTIF. & REFERENCE

94 SEP 13 AM 10:03

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

TRUSTEE'S DEED

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

Michael J. Philbin,
Successor-Trustee

to

United Carolina Bank
4715 Martin Street
Wilmington, North Carolina 28405
SEND TAX BILLS HERE
NO MORTGAGEE

Map #82-7
Parcel #489
Field Book #20W 28245

WHEREAS, Ronald L. Scruggs, married, executed a deed of trust on the 15th day of December, 1989, which was recorded in Book 8009, Page 597, Register's Office of Davidson County, Tennessee, conveying to Phillip Stephen Freeman, 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 9423, Page 949, 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: September 12, 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, United Carolina Bank, being the highest and best bidder at said sale with a bid of FORTY EIGHT THOUSAND ONE HUNDRED EIGHTY SEVEN AND 45/100 DOLLARS ($48,187.45), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FORTY EIGHT THOUSAND ONE HUNDRED EIGHTY SEVEN AND 45/100 DOLLARS ($48,187.45), paid by United Carolina Bank, 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 United Carolina Bank, 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. 11 on the Plan of Arrington Heights, Section 3, of record in Plat Book 3300 at page 99, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ronald L. Scruggs, married, by deed of record in Book 8009, Page 594, Register's Office for Davidson County, Tennessee.

This is improved property also known as 617 N. 5th Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said United Carolina Bank, 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 United Carolina Bank, 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 USA Financial Services, Inc. of record in Book 8365, Page 292, 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 12th day of September, 1994.

Michael J. Philbin,
Successor-Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

7774 09/13 0101 03CHECK 187.30

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 12th day of September, 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 $48,187.45.

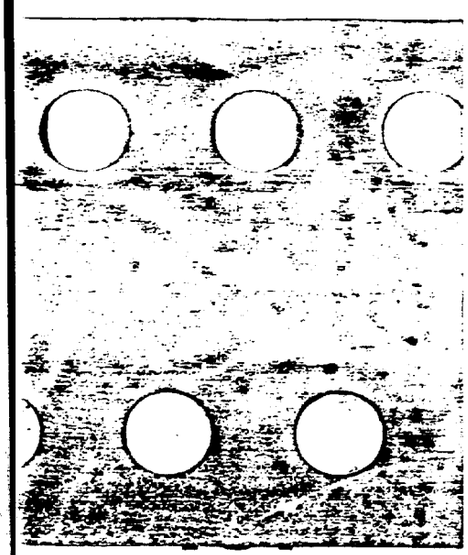
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of September, 1994.

NOTARY PUBLIC

My Commission Expires: July 27, 1996





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

RECEIVED OF _____

FOR _____

BOOK 9463 PAGE 162

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 48187.45
~~CON TX 178.50~~
PRFEE 1.00
VOID
~~CON TX 178.50~~
~~CON TX 178.30~~
WDEED 8.00
TOTAL 187.30
CHECK 187.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/13/94 01 10:02 0001 7774

90282
IDENTIF. & REFERENCE

94 SEP 13 AM 10:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 834115