Box 43

TRUSTEE'S DEED

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

BOOK 9838 PG 89

Michael J. Philbin,
Successor-Trustee

to

Chemical Residential Mortgage Corporation
200 Old Wilson Bridge Road
Worthington, Ohio 43085
SEND TAX BILLS HERE
NO MORTGAGEE

Map #71-16
Parcel #36
Field Book #12DA 44150

WHEREAS, Buford E. Ivey, unmarried, executed a deed of trust on the 15th day of April, 1988, which was recorded in Book 7521, Page 569, re-recorded in Book 7615, Page 620, re-re-recorded in Book 7628, Page 13, Register's Office for Davidson County, Tennessee, conveying to D. J. Atkins of Chesterfield County, Virginia, and Harold I. Brooks of Henrico County, Virginia, 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 9804, Page 559, 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: October 23, 1995 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, Chemical Residential Mortgage Corporation, being the highest and best bidder at said sale with a bid of FORTY FOUR THOUSAND FORTY EIGHT AND 05/100 DOLLARS ($44,048.05), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FORTY FOUR THOUSAND FORTY EIGHT AND 05/100 DOLLARS ($44,048.05), paid by Chemical Residential 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 Chemical Residential Mortgage Corporation, 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. 3 on the Plan of the Resubdivision of Lot Nos. 4 and 5 of A. B. Spain's Lischey Garden as of record in Book 332, page 5, Register's Office for said County, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Buford E. Ivey, unmarried, by deed of record in Book 7521, Page 566, Register's Office for Davidson County, Tennessee.

This is improved property also known as 700 Crockett 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 Chemical Residential 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 Chemical Residential 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 23rd day of October, 1995.

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 23rd day of October, 1995.

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 $44,048.05.

Michael J. Philbin

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of October, 1995.

Janice M. Cheng

NOTARY PUBLIC

My Commission Expires: July 27, 1996

JANICE M. CHENG NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

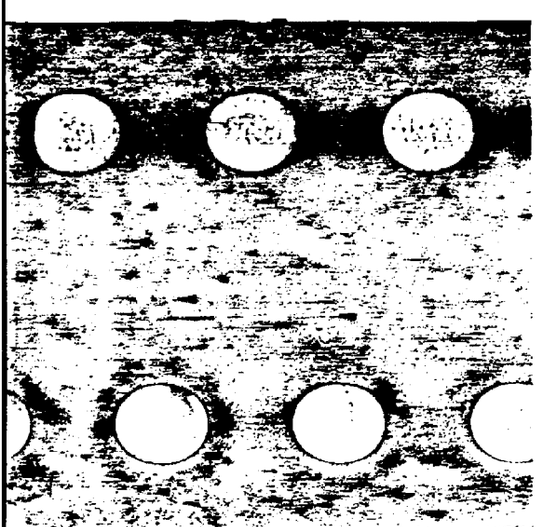
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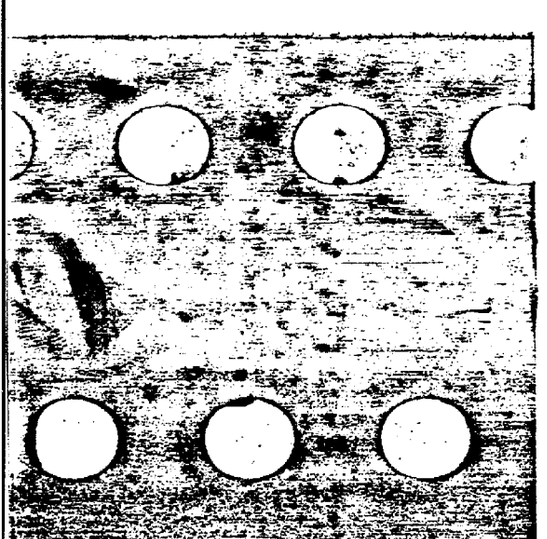
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0115811

IDENTIFICATION REFERENCE

3577 10/25 0101 03CHECK





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

RECEIVED OF _____

FOR _____

BOOK 9838 PG 91

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	44048.05
CON TX	162.80
PRFEE	1.00
BY BANK	8.00
TOTAL	171.80
CHECK	171.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/25/95 01 16:11 0001 0677

95 OCT 25 PM 4:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0115811
IDENTIFICATION REFERENCE

No. 969353