Box 43

BOOK 9917PG142

TRUSTEE'S DEED

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

Michael J. Philbin,
Successor-Trustee

to

PNC Mortgage Corp. of America
568 Atrium Drive
Vernon Hills, Illinois 60061
SEND TAX BILLS HERE
NO MORTGAGEE

Map #59-5
Parcel #269
Field Book #13DA 40405

95 JAN 12 PM 3:43

01405178

WHEREAS, Doris A. Wilkes and Stella L. Jarmon, both unmarried, executed a deed of trust on the 15th day of July, 1987, which was recorded in Book 7299, Page 378, Register's Office of Davidson County, Tennessee, conveying to William H. Fantone, Jr., 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 8059, Page 895, 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: January 8, 1996 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, PNC Mortgage Corp. of America, being the highest and best bidder at said sale with a bid of EIGHTY TWO THOUSAND NINE HUNDRED FORTY ONE AND 30/100 DOLLARS ($82,941.30), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of EIGHTY TWO THOUSAND NINE HUNDRED FORTY ONE AND 30/100 DOLLARS ($82,941.30), paid by PNC Mortgage Corp. of America, 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 PNC Mortgage Corp. of America, 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. 274 on the Plan of Buena Vista Estates, Section 6, as of record in Plat Book 4460, Page 85, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Doris A. Wilkes and Stella L. Jarmon, by deed of record in Book 7299, Page 375, Register's Office for Davidson County, Tennessee.

This is improved property also known as 3033 Vista Valley Court, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said PNC Mortgage Corp. of America, 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 PNC Mortgage Corp. of America, 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 8th day of January, 1996.

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 8th day of January, 1996.

Janice M. Cheng

NOTARY PUBLIC

JANICE M. CHENG NOTARY PUBLIC ... TENN.

My Commission Expires: July 27, 1996

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $82,941.30.

Michael J. Philbin

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of January, 1996.

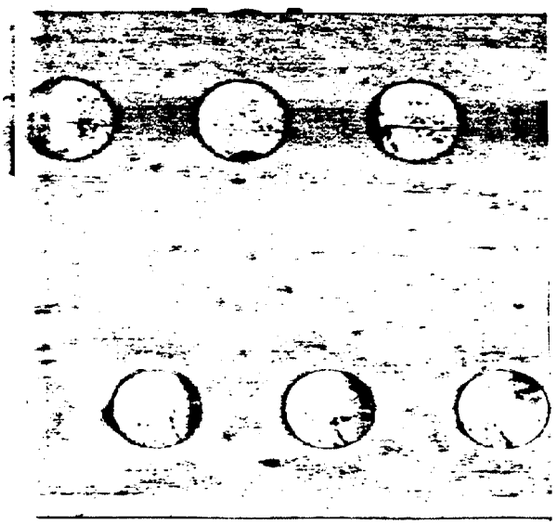
Janice M. Cheng

NOTARY PUBLIC

JANICE M. CHENG NOTARY PUBLIC ... TENN.

My Commission Expires: July 27, 1996

7570 01/12 1101 03CHECK 315.73



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

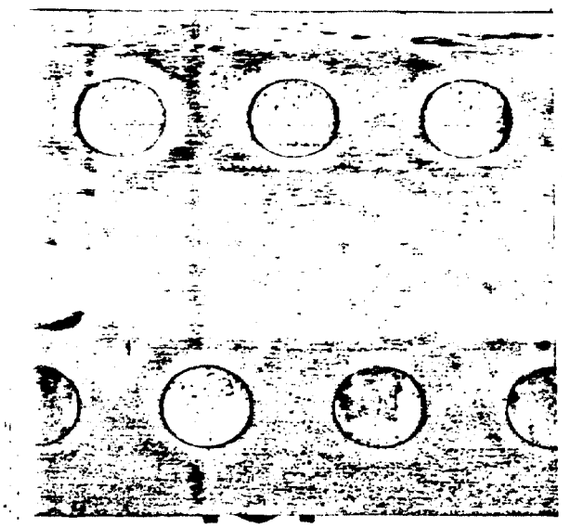
RECEIVED OF _____

FOR _____

BOOK 9917 PG 144

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 82941.30
CON TX 306.73
PRFEE 1.00
WDEED 8.00
TOTAL 315.73
CHECK 315.73

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/12/96 01 15:45 0001 7590

0140678
IDENTIFICATION REFERENCE

96 DEC 12 PM 3:43
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 995902