BOX 43

TRUSTEE'S DEED

BOOK 10125 PG 469

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

Michael J. Philbin,
Successor-Trustee

to

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

Map #71-11
Parcel #262
Field Book #12DA 42995

RE-RECORD BOOK 10134 PG 362

WHEREAS, Juston C. Mayberry, Sr., unmarried, executed a deed of trust on the 30th day of August, 1991, which was recorded in Book 8434, Page 731, Register's Office for Davidson County, Tennessee conveying to W. R. Husband and James R. Bellar, 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 10007, Page 964, 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 15, 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, (which by law includes 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, Chase Manhattan Mortgage Corporation, being the highest and best bidder at said sale with a bid of THIRTY SEVEN THOUSAND NINE HUNDRED SEVENTY FOUR AND 00/100 DOLLARS ($37,974.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of THIRTY SEVEN THOUSAND NINE HUNDRED SEVENTY FOUR AND 00/100 DOLLARS ($37,974.00), paid by Chase Manhattan 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 Chase Manhattan 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. 9 on the Plan of Highland Hills, of record in Plat Book 1130 at page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Juston C. Mayberry, Sr., unmarried, by deed of record in Book 8434, Page 728, Register's Office for Davidson County, Tennessee, the said Juston C. Mayberry, Sr. having quitclaimed and conveyed said property to Juston C. Mayberry, Sr. and Madeline J. Short, by Quitclaim Deed of record in Book 8541, Page 926, said Register's Office.

This is improved property also known as 1417 Stainback Avenue, Nashville, [illegible] 37207.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Chase Manhattan 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 Chase Manhattan 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 including but not limited to a UCC-1 financing statement filed by the Electric Power Board of the Metropolitan Government of Nashville and Davidson County of record in Book 8556, Page 544, 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 15th day of July, 1996.

Michael J. Philbin, Trustee

Michael J. Philbin,
Successor-Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

RE-RECORD BOOK 10134 PG 363

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 15th day of July, 1996.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: May 28, 2000

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $97,974.00.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of July,

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: May 28, 2000

RE-RECORD
0207875
IDENTIF. # REFERENCE
96 JUL 26 P 3:57
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0205054
IDENTIF. # REFERENCE
JUL 18 PM 1:24
WILSON REGISTER
SON COUNTY, TN.

6823 07/18 0101 03CHECK

9874 07/26 0101 03CHECK