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TRUSTEE'S DEED

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

POR 10133 PG 258

Michael J. Philbin, Successor-Trustee	)	
to	)	Map #43-1 Parcel #128 Field Book #11D 25215
National City Mortgage Co. 3232 Newmark Drive Miamisburg, Ohio 45342 SEND TAX BILLS HERE NO MORTGAGEE	)	

WHEREAS, Jason M. Carrigan and wife, Taynna L. Carrigan, executed a deed of trust on the 11th day of April, 1995, which was recorded in Book 9652, Page 558, Register's Office for Davidson County, Tennessee, conveying to William D. Castleman, 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 10121, Page 526, 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 9, 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, borrower having waived all right of homestead, equity of redemption, statutory right of redemption and having also relinquished all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the Property, all of which were expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, National City Mortgage Co., being the highest and best bidder at said sale with a bid of SIXTY THOUSAND FOUR HUNDRED NINETY SEVEN AND 08/100 DOLLARS ($60,497.08), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of SIXTY THOUSAND FOUR HUNDRED NINETY SEVEN AND 08/100 DOLLARS ($60,497.08), paid by National City Mortgage Co., 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 National City Mortgage Co., its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being part of Lot "D" on the corrected Map of W. P. Ready Subdivision of the Thornton Tract, of record in Book 332, Page 110, Register's Office, Davidson County, Tennessee, and described according to a survey by John Kohl, dated October 19, 1982 as follows:

Beginning at an iron pin in the southerly margin of Sarver Avenue, formerly Madison Avenue, at a point 75 feet west of the common corner of Lots D & E; thence South 04 degrees 30 minutes West 230.0 feet to an iron pin; thence South 80 degrees 20 minutes West 60 feet to an iron pin; thence in a northerly direction 232.9 feet to an iron pin in the southerly margin of Sarver Avenue; thence with said avenue in an easterly direction 60 feet to the point of beginning.

Being the same property conveyed to Jason M. Carrigan and wife, Taynna L. Carrigan, by deed of record in Book 9652, Page 555, Register's Office for Davidson County, Tennessee.

This is improved property also known as 308 Sarver Avenue, Nashville, Tennessee 37115.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said National City Mortgage Co., 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 National City Mortgage Co., 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 9th day of September, 1996.

Michael J. Philbin, Successor-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 9th day of September, 1996.

NOTARY PUBLIC

JANICE M. CHEATHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: May 28, 2000

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $60,497.08.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of September, 1996.

NOTARY PUBLIC

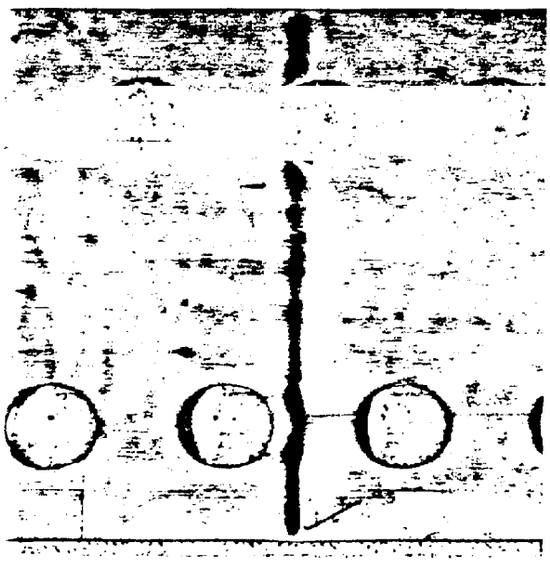
JANICE M. CHEATHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

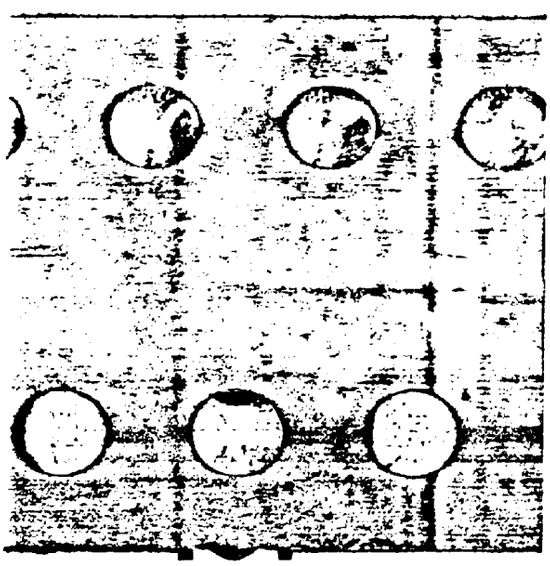
My Commission Expires: May 28, 2000

96 SEP 11 PM 3:45
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

7351 09/11 0101 02CHECK 232.

0224193
IDENTIF. ↑ REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10138 PG 260

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

MAMT	60497.08
MOR TX	223.84
PRFEE	1.00
TDEED	8.00
TOTAL	232.84
CHECK	232.84

09/11/96 01 15:52 0001 7351

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02241 93
IDENTIF. ← REFERENCE

96 SEP 11 PM 3:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1029814