Box 43

TRUSTEE'S DEED

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

BOOK 10283 PG 882

Michael J. Philbin, Successor-Trustee	)	
to	)	Map #92-9
	)	Parcel #389
	)	Field Book #11W 85073
Chase Manhattan Mortgage Corporation 200 Old Wilson Bridge Road Worthington, Ohio 43085 SEND TAX BILLS HERE NO MORTGAGEE	)	

WHEREAS, Leslie Speller, unmarried and William Speller and wife, Ernestine Speller, executed a deed of trust on the 19th day of September, 1986, which was recorded in Book 7006, Page 236, Register's Office for Davidson County, Tennessee, conveying to D. Gene Merrill and Frederick E. Brooks, 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 10198, Page 104, 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: December 2, 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, Chase Manhattan Mortgage Corporation, being the highest and best bidder at said sale with a bid of FIFTY FOUR THOUSAND ONE HUNDRED SIXTY SIX AND 14/100 DOLLARS ($54,166.14), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FIFTY FOUR THOUSAND ONE HUNDRED SIXTY SIX AND 14/100 DOLLARS ($54,166.14), 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 being more particularly described as follows, to-wit:

Being Lot No. 49B Zone Lot Division of Lot 49 of the Resubdivision of Lot 49 of Wilcox Subdivision, as of record in Book 6200, Page 428, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leslie Speller, unmarried and William Speller and wife, Ernestine Speller, by deed of record in Book 7006, Page 232, Register's Office for Davidson County, Tennessee.

This is improved property also known as 3317-B Felicia St., Nashville, Tennessee 37209.

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; 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 2nd day of December, 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 2nd day of December, 1996.

Janice M. Cheng
NOTARY PUBLIC

JANICE M. CHENG 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 $54,166.14.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of December, 1996.

Janice M. Cheng
NOTARY PUBLIC

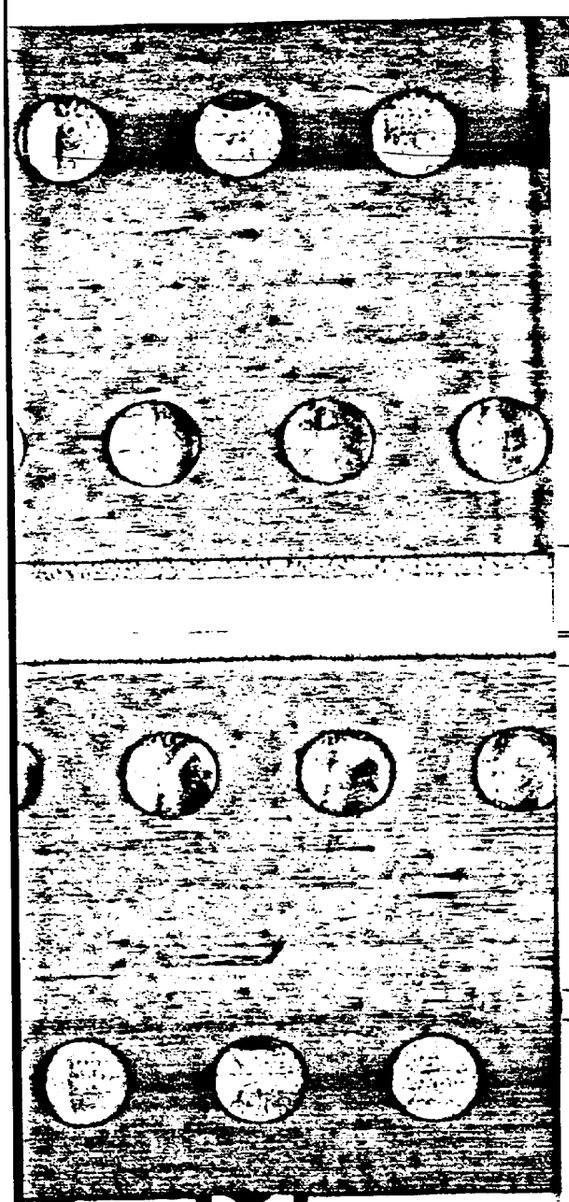
JANICE M. CHENG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: May 28, 2000

0253705
IDENTIF. ↑ REFERENCE

96 DEC -6 PM 3:59
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3206 12/06 01:01 03CHECK 209-41



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10283 PG 884

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 54166.14
				CON TX 200.41
				PRFEE 1.00
				WDEED 8.00
				TOTAL 209.41
				CHECK 209.41

12/06/96 01 16:00 0001 3206

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0253705
IDENTIF. ↑ REFERENCE

96 DEC -6 PM 3:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1095852