BOOK 11145 PAGE 759

TRUSTEE'S DEED

This instrument prepared by:
Taylor, Philbin, Pigue,
Marchetti & Bennett, PLLC
2908 Poston Avenue
Nashville, Tennessee 37203

Michael J. Philbin,
Successor Trustee,
Grantor

to

Staci L. Ames, Unmarried,
Grantee
SEND TAX BILLS TO:
Staci L. Ames
3125 Goodwin Drive
Nashville, TN 37217

Map # 80-8
Parcel # 378
Field Book # 13DA67

98 OCT -6 PM 2:17
BILLY G. BARRETT REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIF. + REFERENCE
04996973

WHEREAS, Darrell Bowers and wife, Brenda D. Bowers, executed a deed of trust on the 27th day of July 1983, which was recorded in Book 6105, Page 873, Register's Office, Davidson County, Tennessee, conveying to Alfred C. Galloway, Trustee, 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 11089, Page 511, Register's Office, 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 newspaper, 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 6, 1998, at 10:30 a.m., at the front door of the courthouse in Davidson County, Nashville, Tennessee, at public outcry to the highest and best bidder for cash, the borrowers having waived all right of homestead exemption in and equitable and statutory redemption of the property, and having also relinquished all right of dower and curtsey in the property, all of which were expressly waived in the deed of trust; and

WHEREAS the GRANTEE herein, Staci L. Ames, unmarried, being the highest and best bidder at said sale with a bid of Thirty Thousand Six-hundred & No/100 Dollars ($30,600.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of Thirty Thousand Six-hundred & No/100 Dollars ($30,600.00), 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 Staci L. Ames, unmarried, her successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

Being Lot No. 28 on the plan of Bordeaux Hills Addition, of record in Book 4460, Page 9, Register's Office for said County

Said Lot No. 28 fronts 55.0 feet on the easterly margin of Leawood Drive and extends back between parallel lines 125.0 feet to a dead line in the rear on which it measures 55.0 feet thereon.

Being the same property conveyed to Darrell Bowers and wife, Brenda D. Bowers by deed from Secretary of Housing and Urban Development of Washington, D.C., of record in Book 5813, Page 446, Register's Office for Davidson County, Tennessee.

This is improved property also known 3214 Leawood Avenue, Davidson County, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Staci L. Ames, unmarried, her 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 Staci L. Ames, unmarried, her 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 statutory rights of redemption of any governmental agency, state or federal; and 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.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 6th day of October, 1998.

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 6th day of October, 1998.

Rita P. Miller
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires:

5-28-2000

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $30,600.00.

Staci L. Ames

Staci L. Ames, Affiant

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of October 1998.

Rita P. Miller

NOTARY PUBLIC

My Commission Expires:

5-28-2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

0445 10/06 0101 03CHECK 138-22

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 30600.00
CON TX 113.22
PRFEE 1.00
MISC 12.00
CFEE 2.00
TOTAL 128.22
CHECK 128.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/06/98 01 14:17 0001 0445

04 96973
IDENTIF. ↑ REFERENCE

98 OCT -6 PM 2:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1355705