This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215-2860

Instr:200005040045194 Page: 1 OF 3
REC'D FOR REC 05/04/2000 2:38:00PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $139.53

TRUSTEE'S DEED

Michael J. Philbin,
Successor Trustee

to

CHAN McCULLOUGH,
a Married Man
SEND TAX BILLS TO:
905 Travelers Court
Nashville, TN 37220
NO MORTGAGEE

Map #72-13
Parcel #365
Field Book #27W01470

WHEREAS, Wilburn L. Delius and wife, Sharyon L. Delius executed a deed of trust on the 24th day of February, 1986, which was recorded in Book 6801, Page 548, Register's Office, Davidson County, Tennessee, conveying to Warren H. Wild, Jr., 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 as Instrument No. 200003200028272 in the 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: April 26, 2000 at 10:30 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,** which were expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, Chan McCullough, being the highest and best bidder at said sale with a bid of Thirty-One Thousand, Seven Hundred Twelve and no/100 Dollars ($31,712.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of Thirty-One Thousand, Seven Hundred Twelve and no/100 Dollars ($31,712.00), paid by Chan McCullough, 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 Chan McCullough, a married man, his successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being part of Lot No. 1 of Block "A" on the Plan of Tim H. Moore's Subdivision of Part of A.W. Johnson and G. P. Smith's Subdivision, as of record in Book 332, page 107, Register's Office for Davidson County, Tennessee, and being known as Lot No. 4 on a Resubdivision of part of Block "A", described according to a survey by James A. Hamilton, Jr., Surveyor, November 22, 1952, as follows:

Beginning at a point in the easterly margin of Emmett Avenue, said point being 584.5 feet more or less north of the northerly margin of West Greenwood Avenue; thence eastwardly 153.5 feet more or less to a point, which is 587.5 feet more or less north of the northerly margin of West Greenwood Avenue; thence northwardly 57.5 feet to a point in the southerly margin of an alley; thence westwardly with the margin of said alley 157 feet to a point in the easterly margin of Emmett Avenue; thence southwardly 57.5 feet with the margin of said Emmett Avenue to the beginning.

Being the same property conveyed to Wilburn L. Delius and wife, Sharyon L. Delius by deed recorded in Book 5947 at page 911, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1219 Emmett Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Chan McCullough, his 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 Chan McCullough, 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 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, including, but not limited to, a fixture filing in favor of the Nashville Electric Power Board of record in Book 8543, Page 618, said Register's Office; 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 26th day of April, 2000.

Michael J. Philbin, Trustee
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 26th day of April, 2000.

DARLA HIXON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Darla Hixon
My Commission Expires
May 26, 2002

Darla Hixon
Notary Public

Commission Expiration Date

Printed Name of Notary

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $37,712.00.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of April, 2000.

DARLA HIXON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Darla Hixon
My Commission Expires
May 26, 2002

Commission Expiration Date

Notary Public

Printed Name of Notary