Bod AD

This Instrument Prepared By:
Bone, Langford & Armistead, P.C.
Suite 900, Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.:
Investors Federal Savings Bank	SAME	104-12-56
2021 Richard Jones Road		104-12-57
Nashville, Tennessee 37215		

TRUSTEE'S DEED BOOK 7331 PAGE 313

WHEREAS, default was made in the terms; conditions and payments provided for and made in a Deed of Trust dated March 10, 1986, executed by Fairfax Associates, a general partnership composed of Aberdeen Properties, Inc. and Sherwood-Williston Properties, Inc. to Charles W. Bone, Trustee, which is recorded in Book 6826, page 908, Register's Office for Davidson County, Tennessee and re-recorded in Book 7303, page 461, Register's Office for Davidson County, Tennessee; and

WHEREAS, Investors Federal Savings Bank, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 6826, page 908, Register's Office for Davidson County, Tennessee, and re-recorded in Book 7303, page 461, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Sam J. McAllester, III as Substitute Trustee by an instrument of record in Book 7304, page 151, Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Sam J. McAllester, III, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 11:00 o'clock A.M., C.D.T., on Thursday, August 20, 1987, at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, I, Sam J. McAllester, III, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Five Hundred Thousand and No/100---------- ---------- Dollars ($ 500,000.00) by Investors Federal Savings Bank (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of ---------

Five Hundred Thousand and No/100----------Dollars

($ 500,000.00) cash in hand paid by the Grantee, I, Sam J. McAllester, III, Substitute Trustee, have this day bargained and sold and, by the premises, do transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

2108 Fairfax Ave., Nashville, TN - Land in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 7 and the easterly 15 feet of Lot No. 8 on the Plan of the subdivision of Hamilton Parks 10-28/160 acre tract as of record in Book 161, page 160, Register's Office for Davidson County, Tennessee. Said parts of Lots Nos. 7 and 8 front 55 feet on the northerly side of Jones Avenue and run back between parallel lines, 308-1/2 feet to a 24 foot alley.

Being the same property conveyed to Fairfax Associates, a General Partnership comprised of Aberdeen Properties, Inc. and Sherwood-Williston Properties, Inc. from William F. Burton, Jr. and wife, Gwendolyn McCulloch, by deed of record in Book 6801, page 223, Register's Office for Davidson County, Tennessee.

2106 Fairfax Avenue, Nashville, TN - Being a lot or parcel of land in the 7th formerly the 10th Civil District of Davidson County, Tennessee, being the easterly 50 feet of Lot No. 7 in the subdivision of Hamilton Parks 10.28 acre tract, a plan of which is of record in Book 161, page 160, of the Register's Office for Davidson County, Tennessee, together with my interest in the trees in the narrow strip of land between the sidewalk and the street in front of said lot and in the 12 foot alley which was opened in the rear of said lot. The eastern 50 feet herein conveyed is bounded and described as follows: Being at the southeast corner of the 55 foot lot that was conveyed to W. Hackett Ross and Minnie Henry Ross, April 30, 1913, in the northern margin Jones Avenue and runs thence north with the east line of the Ross lot 308 1/2 feet to the northeast corner of the Ross lot in the south line of a 24 foot alley: the one east with the south line of said alley 50 feet to the northeast corner of Lot No. 7 at the intersection of said alley which runs north and south from Jones Avenue to said 24 foot alley: thence south with the east line of Lot No. 7, and west side of north and south alley 308 1/2 feet to the southeast corner of Lot No. 7 in the north margin of Jones Avenue, the one west 50 feet to the beginning.

Being the same property conveyed to Fairfax Associates, a General Partnership composed of Aberdeen Properties, Inc. and Sherwood-Williston Properties, Inc. by deed from Dudley Avenue Properties, Inc. of record in Book 6807, page 311, Register's Office for Davidson County, Tennessee.

Said property is known as 2106 and 2108 Fairfax Avenue, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs and assigns forever.

And, I covenant with the said Grantee that I am lawfully seized and possessed of said real property as Substitute Trustee only and, by these terms of the above mentioned Deed of Trust, have a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate that I received as Substitute Trustee and that, as Substitute Trustee, I have the right to sell and convey.

Witness my hand this 20th day of August, 1987.

Sam J. McAllester, III
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Renee D. Gentry, a Notary Public in and for said County and State, Sam J. McAllester, III, the within named bargainor(s), 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 20th day of August, 1987.

Notary Public

My Commission Expires: May 13, 1990

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn bo before me on this 20th day of August, 1987.

Notary Public

My Commission Expires: May 13, 1990

IDENTIFICATION REFERENCE

5 7-8 7 1

AUG 20 3 33 PM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7331 PAGE 316

CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TAX - STATE TAX MORT
TD - TRUST DEED			PROBATE FEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

50[illegible] CAMT.
[illegible] STAT
.[illegible] PROBT
9.00 [illegible]
CHECK [illegible]
3963A08/20/87 PAL .[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 7.8 7. 1

IDENTIFICATION REFERENCE

Aug 20 3 39 PM '87

DAVIDSON COUNTY, TN

No. 07836