PROPERTY OWNER:
Mercantile Savings Bank
8001 Kenwood Rd.
Cincinnati, OH 45236

SEND TAX BILLS TO:
property owner

MAP 91-4
PAR. 80

***** TRUSTEE'S DEED *****

WHEREAS, by the Deed of Trust which appears of record in Book 6162, page 62, Register's Office for Davidson County, Tennessee, Ralph H. Hines (a single man), conveyed the property hereafter described to Alfred C. Galloway, Trustee, granting to the Trustee and his substitutes and successors in trust full power and authority to sell said property upon default in payment of the indebtedness described in said Deed of Trust; and

WHEREAS, default did occur in the payment of said indebtedness, and the lawful owner and holder of said indebtedness demanded that said property be advertised and sold and the proceeds therefrom be applied toward the satisfaction of said indebtedness, including the expenses of advertisement and sale, all pursuant to and consistent with the powers vested in and the duties imposed upon said Trustee and his substitutes and successors in trust; and

WHEREAS, by instrument appearing of record in Book 7335, page 932, said Register's Office, Edmund W. Archer is named and appointed as Successor Trustee to act in the place and stead of the original Trustee named in said Deed of Trust; and

WHEREAS, I, Edmund W. Archer, Successor Trustee, duly advertised said property for sale in the Nashville Record, a newspaper published in Davidson County, Tennessee, by causing notice of the sale to be published on the 27th day of August, 1987, and weekly thereafter for a total of three consecutive weeks, which notice stated that on the 23rd day of September, 1987, commencing at 11:00 a.m., at the front (main) door of the Davidson County Courthouse in Nashville, Tennessee, the property hereafter described would be sold at public auction to the highest and best bidder for cash, free from all rights and equities of redemption, homestead, dower and curtesy, all of which were expressly waived in said Deed of Trust, but subject to all unpaid taxes which may remain after sale as a lien against the property, to any redemption rights afforded by law to the taxing authorities, to all rights or claims of tenants in possession at the time of the sale, to all easements, covenants and restrictions appearing of record, and to such other easements and conditions as would be apparent from visual inspection or disclosed by an accurate survey of the premises; and

WHEREAS, at the time and place and on the terms stated in said notice, I offered said property for sale at public outcry and sold said property to The Mercantile Savings Bank, the lawful owner and holder of the aforesaid indebtedness, its bid of $80,000.00 being the highest and best bid offered.

NOW, THEREFORE, premises considered, and in consideration of the sum of $80,000.00 duly credited on the indebtedness above described, I, EDMUND W. ARCHER, SUCCESSOR TRUSTEE, in the exercise of my powers and the performance of my duties as trustee, do hereby convey to THE MERCANTILE SAVINGS BANK, its successors and assigns, all of my right, title and interest, both legal and equitable, in and to the following described property in Davidson County, Tennessee, to-wit:

TRACT NO. I:

Land in the 8th Civil District of said County, being known as Lot 8 on the unrecorded Map of the survey of the Oscar Porter Property described according to a copy of a survey made December 30, 1957, by John M. Sullivan, Civil Engineer, as follows:

BEGINNING at a point in the north margin of a 40 foot unnamed street, being the first street north of Centennial Boulevard, said point being 300 feet west from the westerly margin of 37th Avenue North at the corner of Lots Nos. 8 and 9; thence with the line between said lots, 219.1 feet to a point; thence westerly 50.2 feet to a corner of Lot No. 7; thence with the line between Lots 7 and 8, southerly 210.6 feet to the north margin of said street; thence with the margin of the same, easterly 50 feet to the point of beginning.

BEING the same property conveyed to Ralph H. Hines by deed from Associates Capital Corporation, of record in Book 4002, page 975, Register's Office for Davidson County, Tennessee.

TRACT NO. II:

Being Lots Nos. 9 and 10 on the unrecorded map of the survey of the Oscar Porter Property, described according to a copy of a survey made December 30, 1957, by John M. Sullivan, Civil Engineer, as follows:

BEGINNING at a point in the north margin of an unnamed street, being the first street north of Centennial Boulevard; said point being 200 feet west from the westerly margin of 37th Avenue North at the corner of Lots Nos. 10 and 11; thence with the line between said lots, northwardly 236.1 feet to a point; thence westwardly 100.4 feet to a corner of Lots Nos. 8 and 9; thence southwardly with the line between said Lots Nos. 8 and 9, 219.1 feet to the north margin of said unnamed street; thence eastwardly with the margin of same, 100 feet to the point of beginning.

BEING the same property conveyed to Ralph H. Hines by deed from Cornelius E. Bailey, Sr. and wife, Esther Bailey, of record in Book 4177, page 476, Register's Office for Davidson County, Tennessee.

This is improved property known as 3710 Tigerbelle Dr., Nashville, TN.

TOGETHER WITH all of my right, title and interest in the improvements and fixtures as described and conveyed and/or granted by the aforesaid Deed of Trust, and also any and all rights which I may have to existing and future leases and the rents and benefits therefrom and thereof.

BUT SUBJECT TO all unpaid taxes which remain after the sale as a lien against the property, to any redemption rights afforded by law to taxing authorities, to the rights of tenants in possession at the time of the sale, to all easements, covenants and restrictions appearing of record, and to such other easements and conditions as would be apparent from visual inspection or disclosed by an accurate survey of the premises.

AND I DO FURTHER transfer and assign to the said Mercantile Saving Bank, its successors and assigns, all of the rights and benefits of the covenants and warranties contained in said Deed of Trust, in as full and ample a manner as under said instrument I can or should do as Successor Trustee, and not otherwise.

WITNESS my hand this 23rd day of September, 1987.

Edmund W. Archer

Edmund W. Archer, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William H. Cameron, a Notary Public in and for said County and State, the within named EDMUND W. ARCHER, SUCCESSOR TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of September, 1987.

William H. Cameron

Notary Public

My commission expires: 11/12/89

BOOK 7360 PAGE 131

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The greater of the actual consideration given or the value of the property transferred is $80,000.00.

Affiant

Sworn to and subscribed before me this 23rd day of September, 1987.

Notary Public

My commission
Expires: 11/12/89

THIS INSTRUMENT WAS PREPARED BY:
John J. Archer, Attorney
300 Court Square Bldg.
Nashville, TN 37201

6 7 9 5 7

IDENTIFICATION REFERENCE

SEP 23 3 32 PM '87

DAVIDSON COUNTY, TN

This document prepared by:

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7360 PAGE 432

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			80000.00- CAMT	
			224.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	233.50-
5740A	09/23/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 7.9 5 7.

IDENTIFICATION REFERENCE

SEP 23 3 32 PM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 19347