Box 4

TRUSTEE'S DEED BOOK 7472 PAGE 182

Michael J. Philbin,
Successor-Trustee

to

City Federal Savings Bank
c/o The Kissell Company
30 Warder Street
Springfield, Ohio 45501
SEND TAX BILLS HERE

Map #43-14
Parcel #185
Field Book #11D 94000

WHEREAS, Mark D. Murphy and wife, Kimberly K. Murphy and Gary Nelson, Sr. and wife, Robbie Nelson, executed a deed of trust on the 22nd day of August, 1986, which was recorded in Book 6962, Page 348, Register's Office for Davidson County, Tennessee, conveying to Stephen R. Josleyn, Trustee, the property hereinafter described for the purpose of securing the payment of a promissory note to CityFed Mortgage Company, which note is referred to in said deed of trust; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Michael J. Philbin was appointed Successor-Trustee, said appointment being dated the 23rd day of November, 1987, and recorded in Book 7451, Page 826, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of the indebtedness was declared due and payable, and the Grantor herein, as Trustee, was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, the sale was advertised in accordance with the terms of the deed of trust, said advertisement having been made for twenty-one (21) days by three weekly notices published in the Nashville Record Newspaper, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the said advertisement, said sale was held at the time and place advertised, to-wit: February 16, 1988 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, all of which were expressly waived in said deed of trust; and

WHEREAS, the Grantee herein, City Federal Savings Bank, being the highest and best bidder at said sale with a bid of Fifty-Seven Thousand One Hundred Thirty-Four and 85/100 Dollars ($57,134.85), was duly declared the purchaser at said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the notice of sale hereinabove referred to.

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Fifty-Seven Thousand One Hundred Thirty-Four and 85/100 Dollars ($57,134.85), paid by City Federal Savings Bank, 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 City Federal Savings Bank, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Being Lot No. 1-B on the plan of Revised Plan of Part of the Bernice L. Dickenson's Subdivision, of record in Book 5190, Page 640, as amended in Zone Lot Division of Lot No. 1 on the Revised Plan of Part of the Bernice L. Dickenson's Subdivision of record in Book 6250, Page 859, said Register's Office.
>
> Said Lot No. 1-B fronts 29.46 feet on the westerly margin of Lanier Drive and extends back 193.02 feet on the northerly line and 192.06 feet on the southerly line to a dead line in the rear, measuring 28.05 feet thereon.
>
> Being the same property conveyed to Mark D. Murphy and wife, Kimberly K. Murphy, an 80% undivided interest and Gary Nelson, Sr., a 20% undivided interest by deed from Stephen R. Josleyn and Gary Nelson, of record in Book 6962, Page 345, the said Mark D. Murphy and wife, Kimberly K. Murphy, having subsequently conveyed their 80% undivided interest to Gary Nelson, Sr. by deed of record in Book 7255, Page 727, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 226 Lanier Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said City Federal Savings Bank, its successors and assigns

forever as fully and completely as the successor-trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as successor-trustee; and said successor-trustee, the Grantor herein, does hereby transfer and assign to City Federal Savings Bank, 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 which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory right of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property. This conveyance is also 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 16th day of February, 1988.

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 16th day of February, 1988.

Janice M. Hooper
NOTARY PUBLIC

My Commission Expires: 4-17-88

THIS INSTRUMENT PREPARED BY:
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $57,134.85.

Michael J. R...
AFFIANT

Sworn to and subscribed before me this 16th day of February, 1988.

Janice M. Neal
NOTARY PUBLIC

My Commission Expires: 4-17-88

JANICE M. NEAL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

0 5 9 8 5

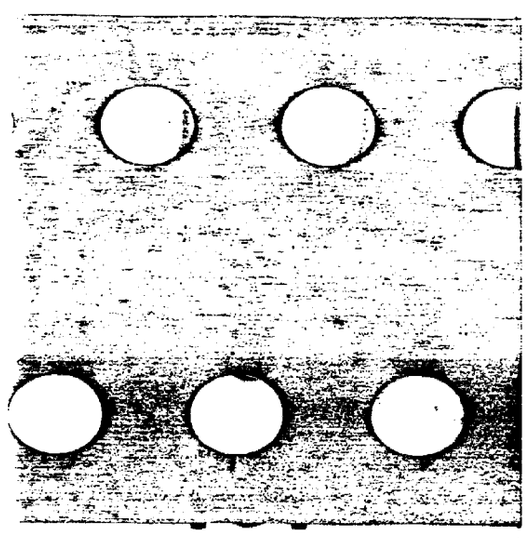
IDENTIFICATION REFERENCE

FEB 10 2 28 PM '88

DAVIDSON COUNTY, TN

8018 02/18 0101 03CHECK 172.38





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7472 PAGE 186

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

CAMT	57134.85
CON TX	159.88
PRFEE	0.50
WDEED	12.00
TOTAL	172.38
CHECK	172.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/18/88 01 14:29 0001 8018

05985

IDENTIFICATION REFERENCE

FEB 18 2 28 PM '88

DAVIDSON COUNTY, TN

No. 62795