File 40

This Instrument Prepared By:
Baker, Worthington,
Crossley, Stansberry & Woolf
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	159-1
2021 Richard Jones Road		21
Nashville, TN 37215		

BOOK 7477 PAGE 628

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust, Security Agreement and Financing Statement (hereinafter referred to as the "Deed of Trust") dated April 16, 1987, executed by Philip D. Shipley and wife, Anita K. Shipley d/b/a Shipley Builders, to Charles W. Bone, Trustee, which is recorded in Book 7207, page 122, 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 7207, page 122, 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 7454, page 928, 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 12:00 o'clock Noon on Thursday, February 25, 1988, 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 Two Hundred Ninety Thousand and No/100---------- ---------- Dollars ($ 290,000.00) 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 ---------

Two Hundred Ninety Thousand and No/100----------Dollars

($ 290,000.00----------) 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:

> Being Lot No. 23 on the Plan of Hound's Run, as of record in Book 6900, pages 167-171, inclusive, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.
>
> Being the same property conveyed to Philip D. Shipley and Anita K. Shipley d/b/a Shipley Builders by deed from Hound's Run, Ltd. of record in Book 7207, page 117, Register's Office for Davidson County, Tennessee.

Said property is known as Lot 23, Hound's Run Subdivision, 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 25th day of February, 1988.

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 25th day of February, 1988.

Renee D. Gentry
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 $ 290,000.00.

Affiant

Subscribed and sworn bo before me on this 25th day of February, 1988.

Renee D. Gentry
Notary Public

My Commission Expires: May 13, 1990

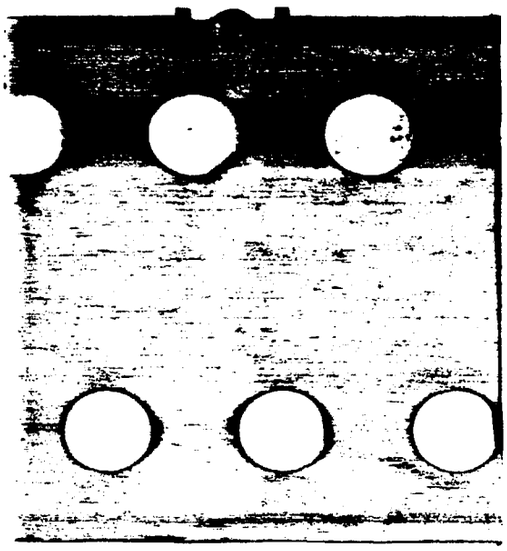
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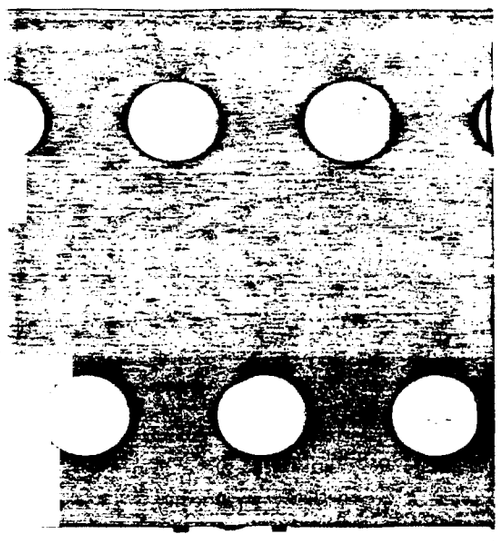
0 7 9 7 2

IDENTIFICATION REFERENCE

FEB 25 11 06 AM '88

DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7477 PAGE 631

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 290000.00
CON TX 812.00
PRFEE 0.50
MTGFEE 9.00
TOTAL 821.50
CHECK 821.50

02/26/88 01 11:11 0001 0417

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0. 7. 9. 7. 2

IDENTIFICATION REFERENCE

FEB 23 11 06 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 65147