DOC 45

BOOK 7486 PAGE 716

11049

TRUSTEE'S DEED

IDENTIFICATION REFERENCE

Michael J. Philbin,
Successor-Trustee

to

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

Map #75-1
Parcel #271
Field Book #4D 91

MAR 8 2 21 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WHEREAS, John A. McElhiney, Jr., unmarried, and Marion Thurman and wife, Eva M. Thurman, executed a deed of trust on the 18th day of March, 1986, which was recorded in Book 6811, Page 873, 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 12th day of February, 1988, and recorded in Book 7483, Page 370, 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: March 7, 1988 at 10:00 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 Sixty Thousand Five Hundred Seventy and No/100 Dollars ($60,570.00), 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 Sixty Thousand Five Hundred Seventy and No/100 Dollars ($60,570.00), 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. 97-B of the Zone Lot Division of Lots 80 thru 101 and 103 thru 107, Rachel's Square, Section 2, as of record in Plat Book 6250, Page 542, Register's Office for said County to which reference is made for a more complete description.
>
> Being the same property conveyed to John A. McElhiney, Jr., unmarried and Marion Thurman, by deed from Marion Thurman and wife, Eva M. Thurman, of record in Book 6811, Page 870, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 1024 Rachel's Square, Hermitage, Tennessee 37076.

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 7th day of March, 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 7th day of March, 1988.

Janice M. Doyle
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)

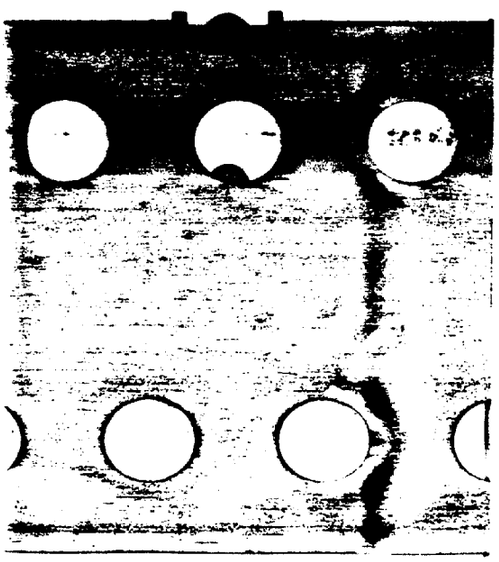
The actual consideration or value, whichever is greater, for this transfer is $60,570.00.

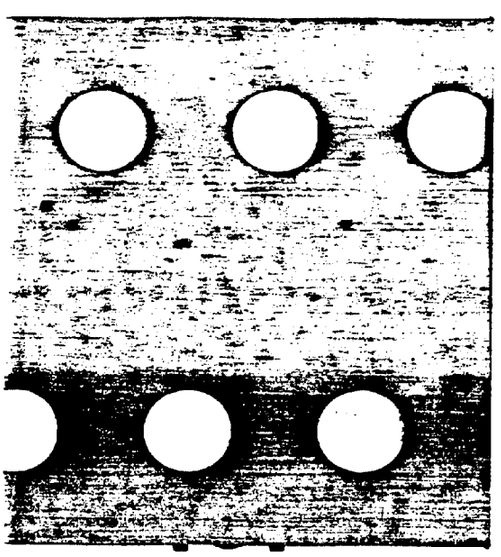
Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 7th day of March, 1988.

Janice M. Doyle
NOTARY PUBLIC

My Commission Expires: 4-17-88





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7486 PAGE 719

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

BANK	80570.00
CON TX	169.68
PRFEE	0.50
WDEED	9.00
TOTAL	179.18
CHECK	179.18

03/08/88 01 14:24 0001 4002

IDENTIFICATION REFERENCE

I I 0 4 9

MAR 8 2 21 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 68666