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	117-9-69
2021 Richard Jones Road		
Nashville, TN 37215		

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated September 18, 1987, executed by Shipley Builders, Inc. to Charles W. Bone, Trustee, which is recorded in Book 7356, page 618, 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 7356, page 618, 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 7446, page 11, 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, March 10, 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 One Hundred Eighty Eight Thousand Six Hundred and No/100 Dollars ($188,600.00) 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 One Hundred Eighty Eight Thousand Six Hundred and No/100 Dollars ($188,600.00) 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:

> Land in Davidson County, Tennessee, being Unit B of City Farm Condominiums, a horizontal property regime created under Title 66, Chapter 27, Sections 101, et seq., Tennessee Code Annotated, and as established by a Master Deed of record in Book 7354, page 711, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of City Farm Condominiums set forth as Exhibit B of said Master Deed for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Shipley Builders, Inc. by deed from J. Thomas Smith and Frances Ratcliffe Smith of record in Book 7356, page 614, Register's Office for Davidson County, Tennessee.

Said property is known as 2415 Valley Brook Road, 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 10th day of March, 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, Substitute Trustee, 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 10th day of March, 1988.

Renee D. Gentry
Notary Public

RENEE D. GENTRY NOTARY PUBLIC AT LARGE

My Commission Expires: May 13, 1990

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $188,600.00.

Affiant

Subscribed and sworn bo before me on this 10th day of March, 1988.

Renee D. Gentry
Notary Public

RENEE D. GENTRY NOTARY PUBLIC AT LARGE

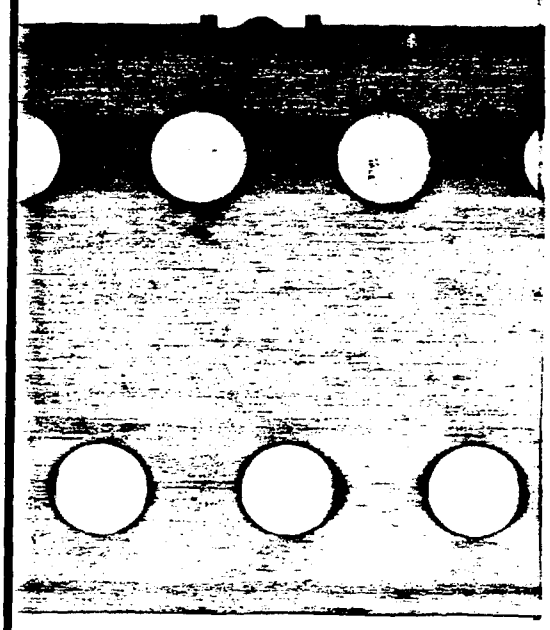
My Commission Expires: May 13, 1990

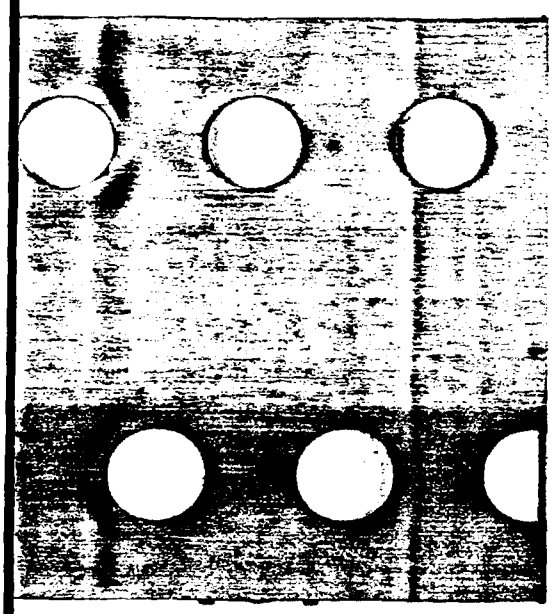
IDENTIFICATION REFERENCE

Mar 10 1 47 PM '88

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN

117.81





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7488 PAGE 820

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

1178

IDENTIFICATION REFERENCE

MAR 10 1 47 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

CAMT	188600.00
CON TX	528.09
ERR CO	
CON TX	528.09-
CON TX	528.08
PRFEE	0.50
WDEED	9.00
TOTAL	537.58
CHECK	537.58

03/10/88 01 13:51 0001 4864

No. 69514