TRUSTEE'S DEED

BOOK 7597 PAGE 410

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 #76-01
Parcel #94
Field Book #4D 90722

WHEREAS, Robert M. Manners and wife, Jill McGinnis Manners, executed a deed of trust on the 9th day of January, 1986, which was recorded in Book 6761, Page 409, 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, the obligations of the aforesaid deed of trust and note were subsequently assumed by Jim Snider in a deed of record in Book 7203, Page 270, R.O.D.C.; 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 14th day of March, 1988, and recorded in Book 7548, Page 456, 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: June 20, 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 and Loan Association, being the highest and best bidder at said sale with a bid of Forty Thousand Five Hundred Fifty and No/100 Dollars ($40,550.00), 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 Forty Thousand Five Hundred Fifty and No/100 Dollars ($40,550.00), 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. 89A on the plan of Zone Lot Division Lots 89, 90 & 100 Tulip Grove Woods, Phase 1, of record in Book 6250, Page 619, Register's Office for said County.

Said Lot No. 89A fronts 18.79 feet on the easterly margin of Debbie Drive and extends back 160.77 feet on the northerly line and 168.06 feet on the southerly line to a dead line in the rear, measuring 76.14 feet thereon.

Being the same property conveyed to Robert M. Manners and wife, Jill McGinnis Manners, by deed from Knight Construction Company, a Tennessee General Partnership composed of Stephen Josleyn and Gary Nelson, of record in Book 6761, Page 406, and subsequently conveyed to Jim Snider by deed of record in Book 7203, Page 270, Register's Office for Davidson County, Tennessee.

This is improved property also known as 532 Debbie Drive, 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 20th day of June, 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 20th day of June, 1988.

Janice M. Cheng

NOTARY PUBLIC

My Commission Expires: 5-20-92

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 $40,550.00.

AFFIANT

Sworn to and subscribed before me this 20th day of June, 1988.

NOTARY PUBLIC

My Commission Expires: 5-20-92

48469

IDENTIFICATION REFERENCE

Jul 12 3 26 PM '88

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

057 07/12 3103 03CHECK 146.15

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

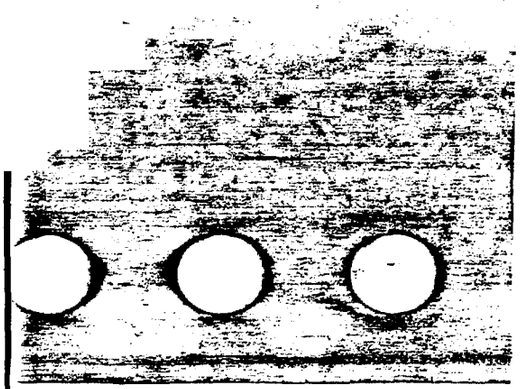
BOOK 7597 PAGE 414

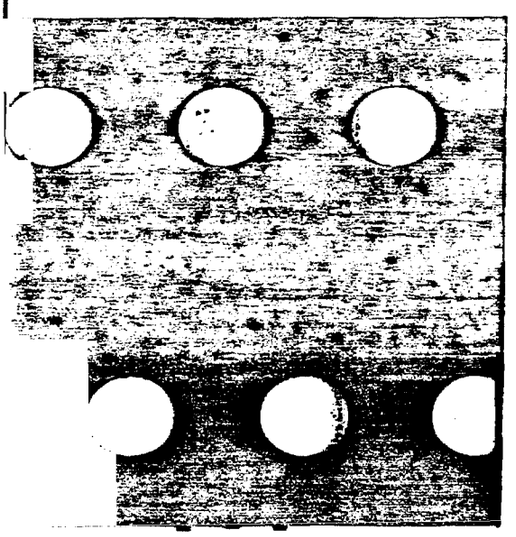
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

DAMT	40550.00
DON TX	133.65
PRFEE	0.50
MTGFEE	12.00
TOTAL	146.15
CHECK	146.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6057





48469.

IDENTIFI REFERENCE

JUL 12 3 26 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111895