TRUSTEE'S DEED BOOK 7742 PAGE 901

Michael J. Philbin,
Successor-Trustee

to

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

Map #108-16
Parcel #228
Field Book #03D 91507

WHEREAS, Rebecca L. Ferguson, married, and Randy Glen Simpson, unmarried, and Robert E. LaBrec and wife, Ithaca S. LaBrec, executed a deed of trust on the 10th day of October 1986 which was recorded in Book 7009, Page 675, 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 16th day of August 1988 and recorded in Book 7641, Page 50, said Register's Office; 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, 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: December 27, 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 Fifty-seven Thousand Eight Hundred Forty and 00/100 Dollars ($57,840.00) 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 Fifty-seven Thousand Eight Hundred Forty and 00/100 Dollars ($57,840.00) 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 the 11th Civil District of Davidson County, Tennessee, and more particularly described as follows, to wit:

> Being Lot No. 168A of the Zone Lot Division of Lots 164 through 171 Percy Priest Woods, Section 4, of record in Plat Book 6250, Page 901, said Register's Office, to which plan reference is made for a more complete and accurate legal description.
>
> Being the same property conveyed to Rebecca L. Ferguson, married, and Randy Glen Simpson, unmarried, and Robert E. LaBrec by warranty deed from Robert E. LaBrec and wife, Ithaca S. LaBrec, of record in Book 7009, Page 672, said Register's Office.
>
> This is improved property also known as 305 Woodwind Court, Nashville, Tennessee 37214.

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 27th day of December 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 27th day of December 1988.

NOTARY PUBLIC

My Commission Expires: 3-11-90

2932 01/03 0101 03 CHECK 200.24

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 $57,840.00.

AFFIANT

Sworn to and subscribed before me this 27th day of December 1988.

NOTARY PUBLIC

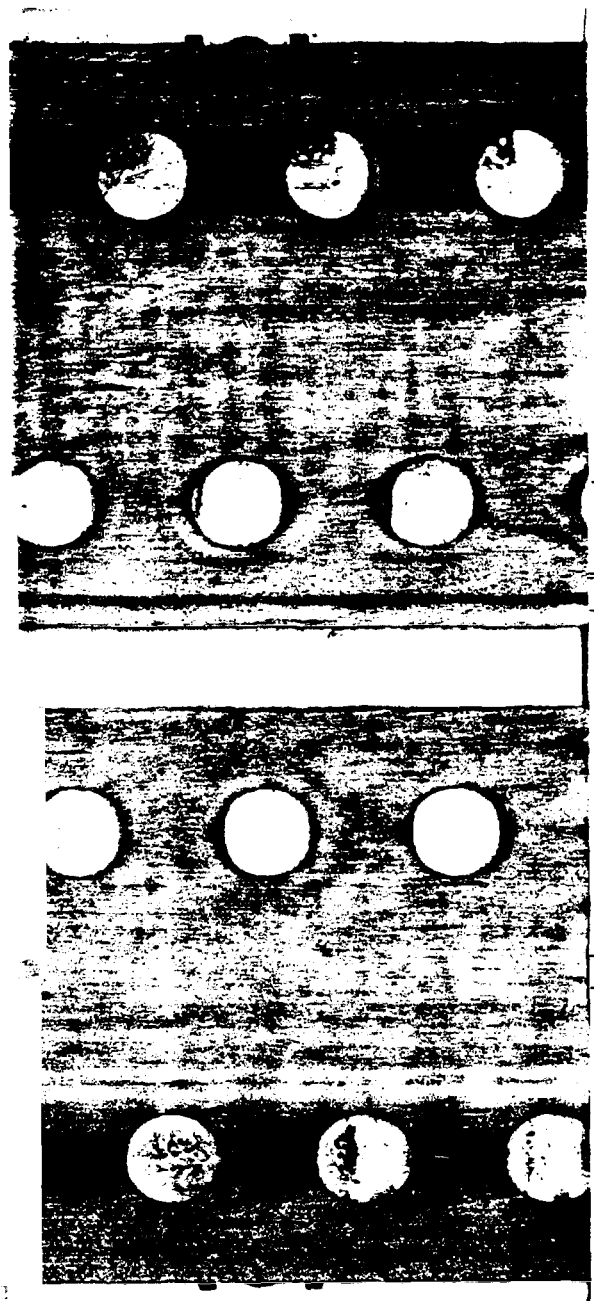
My Commission Expires: 3-11-90

98628

IDENTIFICATION REFERENCE

Jun 3 2 58 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 7742 PAGE 904

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 57840.00
CON TX 190.74
PRFEE 0.50
WDEED 9.00
TOTAL 200.24
CHECK 200.24

01/03/89 01 14:52 0001 2932

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

98628

IDENTIFI REFERENCE

JAN 3 2 50 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 169632