TRUSTEE'S DEED

Michael J. Philbin,
Successor, Trustee

to

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

Map 76-1
Parcel 125
Field Book #04D 91342

WHEREAS, Robert Lee Wells and wife, Kandice E. Wells, executed a deed of trust on the 30th day of August 1985 which was recorded in Book 6654, page 390, 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 Knight Construction Co., in a deed of record in Book 6870, Page 394, Register's Office for Davidson County; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Leroy G. Haworth and wife, Frances J. Haworth, in a deed of record in Book 6932, Page 573, and re-recorded in Book 6949, Page 90, Register's Office for Davidson County; 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 30th day of September 1988 and recorded in Book 7703, page 249, 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: January 9, 1989 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-One Thousand Seven Hundred Twenty-Eight and 55/100 Dollars ($61,728.55) 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-One Thosuand Seven Hundred Twenty-Eight and 55/100 Dollars ($61,728.55) 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 being more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 94-B on the zone lot division of Lots 93, 94, and 95, Tulip Grove Woods, Phase I, of record in Plat Book 6250, page 566, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Robert Lee Wells and wife, Kandice E. Wells, by deed of record in Book 6654, page 387, Register's Office for Davidson County, Tennessee, and subsequently conveyed to Knight Construction Company, a partnership, by deed of record in Book 6870, page 394, said Register's Office, and subsequently conveyed to Leroy G. Haworth and wife, Frances J. Haworth, of record in Book 6932, page 573, and re-recorded in Deed Book 6949, page 90, said Register's Office.
>
> This is improved property also known as 514 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 9th day of January, 1989.

Michael J. Philbin, Trustee 6157 01/13 0101 03CHECK 213.11
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 9th day of January, 1989.

Beverly J. Upchurch
NOTARY PUBLIC

BEVERLY J. UPCHURCH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

1-9-91

THIS INSTRUMENT PREPARED BY
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street
Nashville, Tennessee 37201

FELIX Z WILSON II REGISTER DAVIDSON COUNTY, TN
JAN 13 11 07 AM '89
IDENTIFICATION REFERENCE
01432

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $61,728.55.

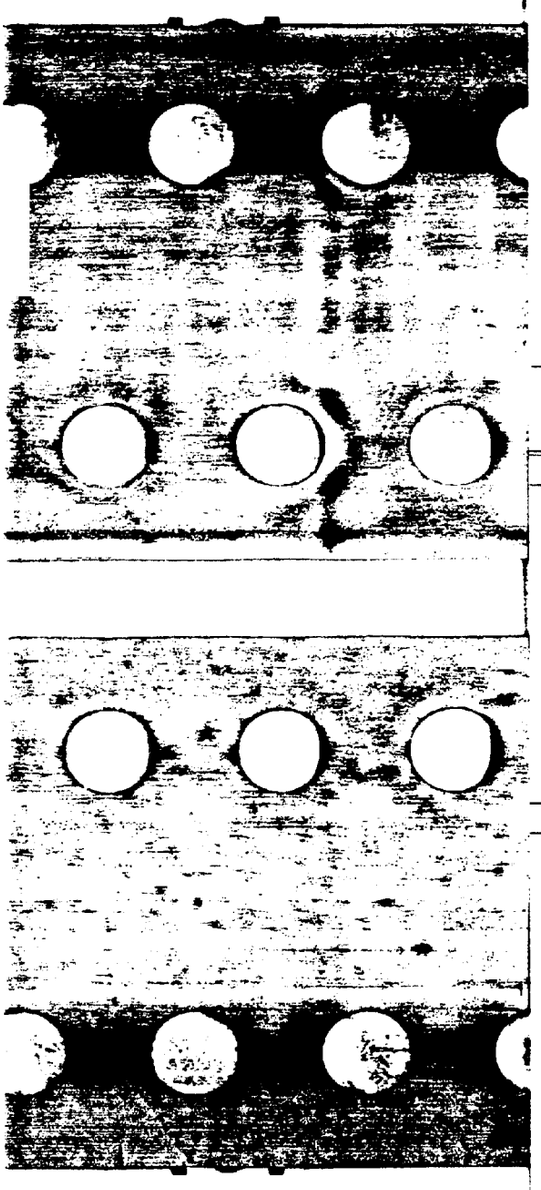
Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 9th day of January, 1989.

Beverly J. Upchurch
NOTARY PUBLIC

BEVERLY J. UPCHURCH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
1-9-91



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

RECEIVED OF _____

FOR _____

BOOK 7751 PAGE 307

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 61728.55
				CON TX 203.61
				PRFEE 0.50
				WDEED 9.00
				TOTAL 213.11
				CHECK 213.11
01/13/89	01			11:09 0001 6157

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01432

IDENTIFICATION REFERENCE

JAN 13 11 07 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 172817