Box 16

This Instrument Prepared By:
Baker, Worthington,
Crossley, Stansberry & Woolf
Suite 1700, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address of New Owner:
Investors Federal
Savings Bank

2021 Richard Jones Road

Nashville, TN 37215

Send Tax Bills To:

SAME

Map and Parcel No.:
Tract I: 16DA 06095
Tract II: 118-9-105
Tract III: 147-2-155
Tract IV: Lot 1B 86-10-10
Lot 2A 86-10-87; Lot 3B 86-10-10
Lot 4A 86-10-89; Lot 6A 86-10-9
Lot 7A 86-10-104; Lot 8B 86-10-10
Lot 9B 86-10-110

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated October 15, 1987, executed by Larimore Foster, Jr. and wife, Pamela M. Foster, to Charles W. Bone, Trustee, which is recorded in Book 7383, page 277, 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 7383, page 277, 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 7729, page 501, 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 Friday, January 20, 1989, 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 Three Hundred Eighty-Eight Thousand Six Hundred Fifty and 00/100---------- Dollars ($ 388,650.00----------) 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 Three Hundred Eighty-Eight Thousand Six Hundred Fifty and 00/100------- Dollars ($ 388,650.00----------) 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:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 33 and the westerly 20 feet front and 40 feet rear of Lot No. 34 on the final plan of Hawthorne Subdivision, as of record in Book 1424, page 22, said Register's Office.

Said Lot No. 33 and the westerly part of Lot No. 34 front together 90 feet along the southerly margin of Clifton Avenue, and extend back 188.5 feet on the westerly line, and 209 feet, more or less, on the easterly line to the southerly line of said subdivision, measuring 110.2 feet thereon.

Being the same property conveyed to Larimore Foster, Jr. and wife, Pamela M. Foster by deed from Ray Randolph, Trustee, with full powers to mortgage, sell, encumber, restrict, and/or convey without the joinder of any beneficiary of record in Book 5993, page 672, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Daivdson County, Tennessee, being Lot No. 17 on the map of Section One, Oriental Golf Club Subdivision, of record in Book 1424, page 10, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Larimore Foster, Jr. and wife, Pamela M. Foster by deed from Michael Tumblin and wife, Debbie Tumblin of record in Book 5919, page 299, Register's Office for Davidson County, Tennessee.

TRACT III:

Being Lot No. 169 on the Plan of Abbay Hall, Section II, as of record in Book 2331, page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 169 fronts 130.5 feet on the south side of Coventry Drive and runs back between parallel lines, 298.5 feet on the east line and 300.3 feet on the west line to a dead line in the rear on which it measures 128.3 feet thereon.

Being the same property conveyed to Larimore Foster, Jr. and wife, Pamela M. Foster by quitclaim deed from Jay L. Richardson and wife, Jo Ann Richardson, of record in Book 7321, page 943, Register's Office for Davidson County, Tennessee.

TRACT IV:

Land in Davidson County, Tennessee, being Lot Nos. 1B, 2A, 3B, 4A, on the Plan of Lakeside Woods Estates, Section One, as of record in Book 6200, page 213, and as amended in Book 6250, page 767, Register's Office for Davidson County, Tennessee, and being Lots 6A, 7A, 8B and 9B on the Plan of Lakeside Woods Estates, Section One, as of record in Book 6200, page 213, and amended in Book 6250, page 854, Register's

Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Larimore Foster, Jr. and wife, Pamela M. Foster, by deed from Percy Priest Woods, of record in Book 7375, page 404, Register's Office for Davidson County, Tennessee, and rerecorded in Book 7375, page 983, Register's Office for Davidson County, Tennessee.

Said property is known as (Tract I) 1315 Clifton Lane, Nashville, Davidson County, Tennessee; (Tract II) 1012 Graybar Lane, Nashville, Davidson County, Tennessee; (Tract III) 441 Coventry Drive, Nashville, Davidson County, Tennessee; and (Tract IV) Lots 1B, 2A, 3B, 4A, 6A, 7A, 8B, and 9B, Lakeside Woods Estates, 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.

THIS sale is 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 rights 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 sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 20th day of January, 1989.

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 20th day of January, 1989.

Renee D. Gentry
Notary Public

RENEE D. GENTRY NOTARY PUBLIC AT LARGE STATE

My Commission Expires: May 13, 1990

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 388,650.00 .

Affiant

Subscribed and sworn bo before me on this 20th day of January, 1989.

Renee D. Gentry
Notary Public

RENEE D. GENTRY NOTARY PUBLIC AT LARGE STATE

My Commission Expires: May 13, 1990

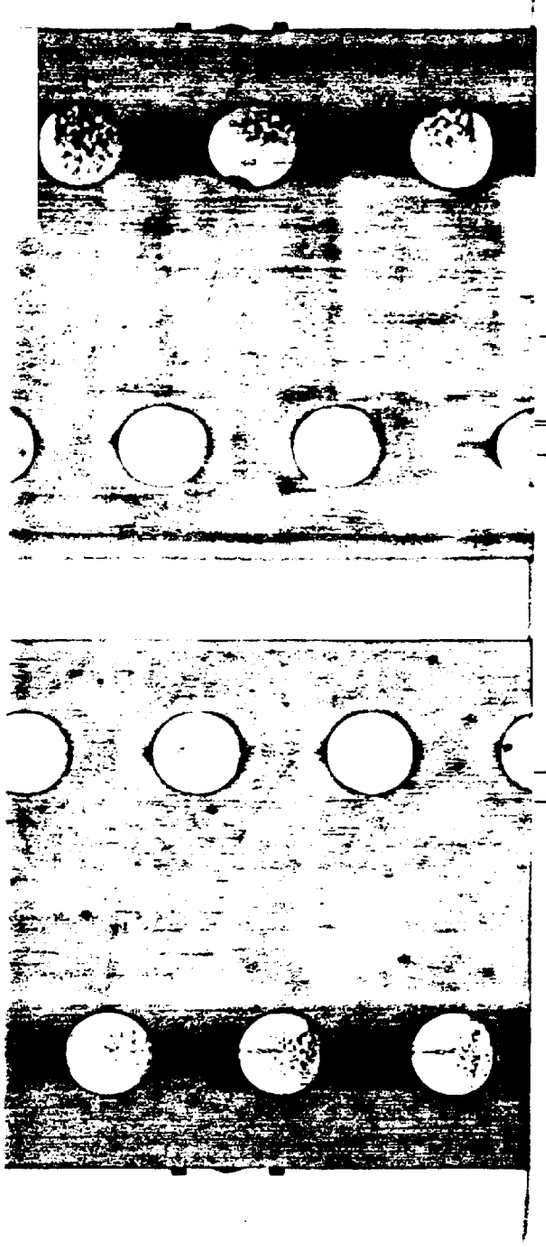
IDENTIFICATION

03543

JAN 24 11 50 AM '89

FLOYD C. WILSON, REGISTER
DAVIDSON COUNTY, TN

3724 01/24 0101 03CHECK 1294.88



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

RECEIVED OF _____

FOR _____

BOOK 7757 PAGE 277

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	
				388650.00
			CON TX	1282.38
			PRFEE	0.50
			WDEED	12.00
			TOTAL	1294.88
			CHECK	1294.88
01/24/89	01		11:52 0001	8724

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03543

IDENTIFICATION

JAN 24 11 50 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 175348