THIS INSTRUMENT PREPARED BY:
John W. Stapp IV
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 244-0030

Name of Buyer	Send Tax Bills To:	Map-Parcel
Citizens Savings Bank and Trust Company 400 Charlotte Avenue Nashville, TN 37219	Same	Map 144-16 Parcel 34

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 23, 1986, and recorded in Deed of Trust Book 7088, Page 890, in the Register's Office for Davidson County, Tennessee, Lewis C. Garber conveyed to Henry Hill, Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, relief from the automatic stay in the bankruptcy proceedings of Lewis C. Garber, bankruptcy case number 388-01360, has been granted by the bankruptcy court; and

WHEREAS, the holder of the debt secured by the Deed of Trust appointed the undersigned ("Grantor") as Successor Trustee by instrument recorded in Book 7754, page 985, said Register's Office; and

WHEREAS, default was made in the terms and conditions of the Deed of Trust, and the beneficiary requested the undersigned to advertise and sell the property under the terms and provisions of the Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the property was by the undersigned advertised for sale in conformity with the terms and provisions of the Deed of Trust, by which advertisement the sale was appointed to be held on the 17th day of February, 1989, at the main door of the Courthouse of Davidson, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered the property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Citizens Savings Bank and Trust Company ("Grantees"), being the highest and best bidder, became the purchasers of the property at and for the sum of One Hundred Twenty Thousand Dollars and No Cents ($120,000.00).

NOW, THEREFORE, in consideration of the premises contained herein the undersigned, John W. Stapp, IV, as Successor Trustee, does hereby grant, bargain, sell and convey to the Grantees, in fee simple forever, the property described as follows:

> Being Lot No. 99 on the Plan of Hound's Run, of record in Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Lewis C. Garber by deed from Dukes & Dukes Development Corporation, as of record in Book 7088, page 885, Register's Office for Davidson County, Tennessee.

To have and to hold said real estate unto the Grantees, their successors and assigns, forever in fee simple.

The sale was advertised and made as Successor Trustee only, without covenants or warranties of title, express or implied, and this conveyance is so made. However, Grantor, as Successor Trustee, but not otherwise, hereby assigns and sets over to the Grantees, all of the covenants and warranties contained in the Deed of Trust.

IN WITNESS WHEREOF, John W. Stapp, IV, Successor Trustee, has executed these presents this 21ST day of February, 1989.

John W. Stapp, IV, Successor Trustee
John W. Stapp, IV
Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Laura L Patton, Notary Public in and for the aforementioned state and county, the within named John W. Stapp, IV, Successor Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of February, 1989.

Laura L Patton
Notary Public

My Commission Expires:
6-30-91

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $120,000.00.

John W. Stapp

Sworn to and subscribed before me this 21st day of February, 1989.

Laura L Patton
Notary Public

My Commission Expires:
6-30-91

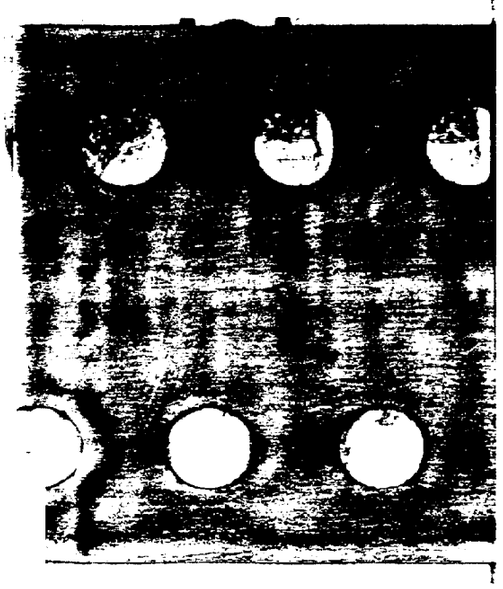
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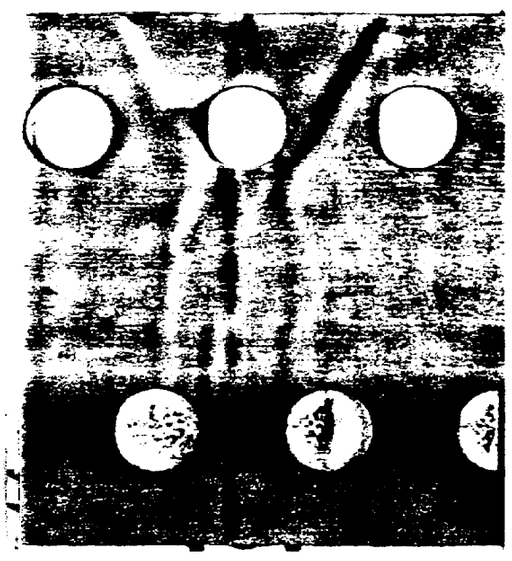
IDENTIFICATION REFERENCE

FEB 23 12 12 PM '89

PUSH

02/23 0101 03CHECK 405.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7778 PAGE 157

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

CAMT 120000.00
CON TX 396.00
PRFEE 0.50
WDEED 9.00
TOTAL ~~405.50~~
CHECK ~~405.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/23/89 01 12:14 0001 9636

10996

IDENTIFICATION REFERENCE

Feb 23 12 12 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184071