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

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.:
Investors Federal Savings Bank	SAME	Tract I - 144-12
2021 Richard Jones Road		Tract II - 144-14-34
Nashville, Tennessee 37215		

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated November 16, 1987, executed by Victor G. Aeby and wife, Tracy C. Aeby, to Charles W. Bone, Trustee, which is recorded in Book 7414, page 214, 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 7414, page 214, 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 7747, page 757, 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 12:30 P.M., prevailing time, on Friday, March 10, 1989, at the front door of the 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 One Hundred Thousand and No/100----------Dollars ($100,000.00----------) 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 ---------- One Hundred Thousand and No/100----------Dollars

($100,000.00----------) 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. 5 on the Plan of Bransford Realty Company's Forest Hills Subdivision of Lot No. 1, James Boyd's Land, as of record in Book 547, page 140, Register's Office for said County, described as follows:

Beginning at a point in the northwesterly margin of Hillsboro Road, which point is a common corner of Lots Nos. 5 and 6 on said plan; running thence North 50° West, along the common boundary line between said Lots Nos. 5 and 6, 1,176 feet to a point; continuing thence in a northerly direction with said common boundary line, North 0° 30' West, 27 feet 6 inches to a stone; thence South 89° 30' West, 339 feet to a point, a common corner of Lots Nos. 4 and 5 on said plan; thence with the common boundary line between said Lots Nos. 4 and 5, South 50° East, 1,447 feet to a point in the northwesterly margin of Hillsboro Road; thence in a northeasterly direction, with the northwesterly margin of said Hillsboro Road, 200 feet to the point of beginning.

Being the same property conveyed to Victor George Aeby and wife, Tracy Carpenter Aeby, by deed from Melinda Owen Bass and husband, Jack Bass, Jr., of record in Book 6602, page 186, Register's Office for Davidson County, Tennessee.

Tract II:

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described as follows:

Beginning at an existing concrete monument in the south right-of-way line of Timberwood Drive, a 50 foot road where it intersects the east boundary line of Chickering Valley Subdivision as recorded in Plat Book 2331, page 122, Register's Office for Davidson County, Tennessee, and proceeding:

1. Leaving Timberwood Drive, with the east boundary line of Chickering Valley Subdivision, South 1° 23' 10" West 55.20 feet to an iron pin set at a fence corner; thence

2. With the north boundary line of Lot 5, on the plan of Bransford Realty Company's Forest Hills Subdivision of Lot 1, James Boyd's Land as recorded in Plat Book 547, page 140, Register's Office for Davidson County, Tennessee, South 89° 05' 00" West 338.82 feet to an iron pin set; thence

3. With the 0.387 acre tract, North 4° 33' 43" East, 47.33 feet to an iron pin set; thence

4. Eastwardly with the south right-of-way line of Timberwood Drive and a curve to the left having a radius of 779.1 feet a distance of 2.64 feet to an iron pin in concrete, said curve having a chord bearing and distance of N 87° 46' 50" East 2.64 feet; thence

5. North 87° 42' 50" East, 333.97 feet to the point of beginning and containing 0.396 of an acre, more or less.

Being the same property conveyed to Victor George Aeby and wife, Tracy Carpenter Aeby, by deed from Melinda Owen Bass and husband, Jack Bass, Jr., of record in Book 6602, page 186, Register's Office for Davidson County, Tennessee.

Said property is known as 6123 Hillsboro Road, 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 10th day of March, 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 10th day of March, 1989.

Notary Public

RENEE D. GENTRY NOTARY PUBLIC AT LARGE

My Commission Expires: May 13, 1990

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 100,000.00 .

Affiant

Subscribed and sworn bo before me on this 10th day of March, 1989.

Notary Public

My Commission Expires: May 13, 1990

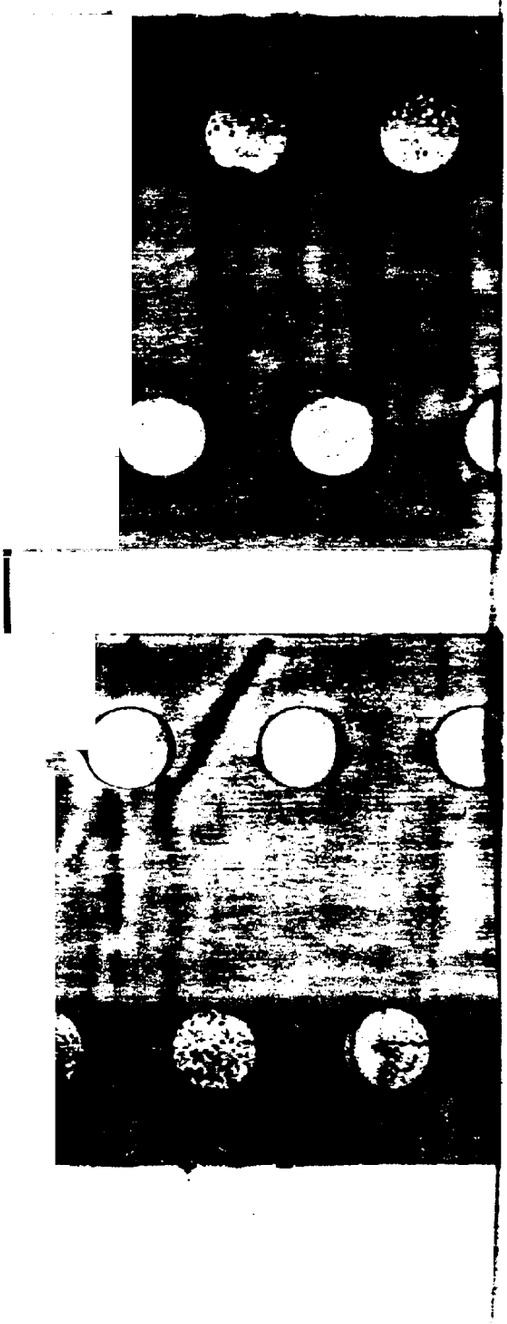


1 5 8 7 2

IDENTIFICATION REFERENCE

Mar 13 11 20 AM '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 7791 PAGE 696

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
				100000.00
				PRFEE 33000.50
				WDEED 12.00
				TOTAL 33012.50
				CHECK 33012.50
03/13/89	01			11:34 0001 5015

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15.8.7.2

IDENTIFI REFERENCE

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

		VOID
		PRFEE 33000.50-
		CON TX 330.00
		PRFEE 0.50
		TOTAL 32670.00-
		CHECK 32670.00-
03/13/89	01	11:35 0001 5016

No. 189553

TOTAL 342.50