TRUSTEE'S DEED

Michael J. Philbin, Successor-Trustee	)	Map 42-08 Parcel 79
to	)	Field Bk#11D-33535
CityFed Mortgage Company 30 Warder Street Springfield, Ohio 45501 **SEND TAX BILLS HERE**	)	

WHEREAS, Marion Thurman et ux, Eva Thurman, executed a deed of trust on the 31st day of December 1985 which was recorded in Book 6756, page 82, 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 Preston O. Augustus and wife, Eunice O. Augustus in a deed of record in Book 7322, Page 668, Register's Office for Davidson County, Tennessee; 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 12th day of January 1989 and recorded in Book 7786, page 478, 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: April 3, 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, CityFed Mortgage Company, being the highest and best bidder at said sale with a bid of Forty Five Thousand One Hundred Dollars and NO/100 ($45,100.00) 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 Forty Five Thousand One Hundred Dollars and NO/100 ($45,100.00) paid by CityFed Mortgage Company, 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 CityFed Mortgage Company, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and being more particularly described as follows, to wit:

> Being Lot No. 55-A, Zone Lot Division of Lot Numbers 1 through 10, 15 through 24, and 51 through 60, Heritage Place, of record in Plat Book 6250, Page 632, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.
>
> Being the same property conveyed to Marion Thurman, by deed of record in Book 6756, Page 79, and subsequently conveyed to Preston O. Augustus and wife, Eunice O. Augustus, by deed of record in Book 7322, Page 668, said Register's Office.
>
> This is improved property also known as 242 Nesbitt Lane, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said CityFed Mortgage Company, 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 CityFed Mortgage Company, 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 3rd day of April 1989.

Michael J. R., 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 3rd day of April 1989.

Wallace B. Primm
NOTARY PUBLIC

My Commission Expires:
July 9, 1989

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

4164 04/10 0101 03CHECK 158.33

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $45,100.00.

AFFIANT

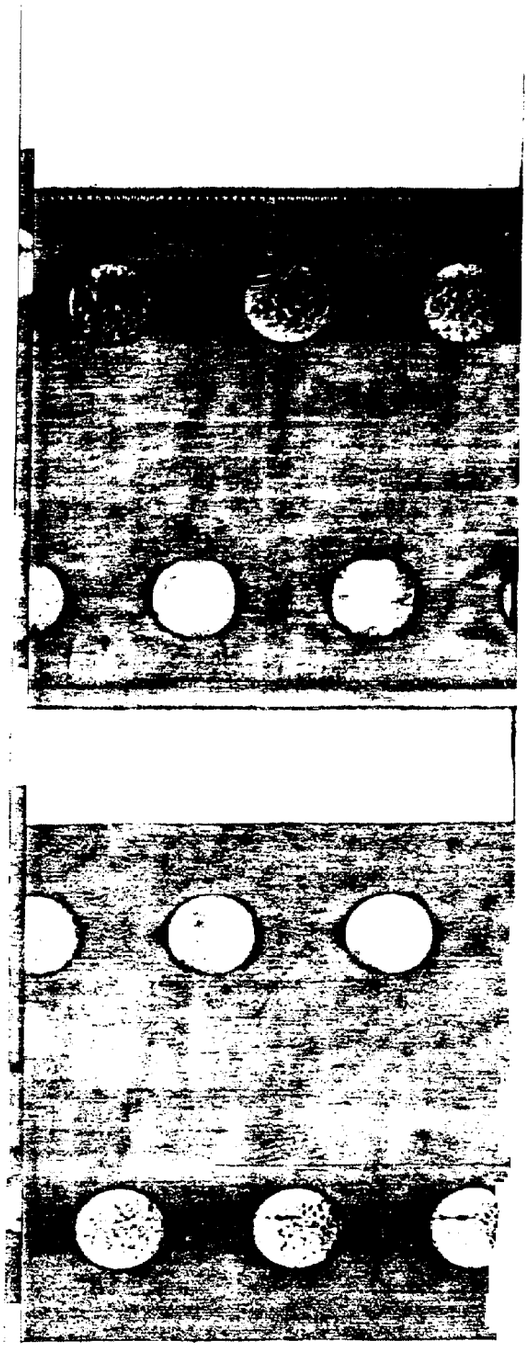
Sworn to and subscribed before me this 3rd day of April 1989.

Wallace B. Primm
NOTARY PUBLIC

My Commission Expires:
July 9, 1989

23578

APR 10 2 29 PM '89



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

RECEIVED OF _____

FOR _____

BOOK 7813 PAGE 394

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 45100.00
CON TX 148.83
PRFEE 0.50
WDEED 9.00
TOTAL 158.33
CHECK 158.33

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/10/89 01 14:30 0001 4164

23578

IDENTIFICATION REFERENCE

APR 10 2 29 PM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 198572