FILED 43

TRUSTEE'S DEED

Michael J. Philbin,
Successor Trustee)
)
to)
)
City Federal Savings Bank)
30 Warder Street)
Springfield, Ohio 45501)
SEND TAX BILLS HERE

Map 34-5-A
Parcel 2
Field Book #GO-20589

BOOK 7820 PAGE 218

WHEREAS, Harold Richard Eller, unmarried, executed a deed of trust on the 23rd day of May, 1986 which was recorded in Book 7241, page 162, and consequently corrected of record in Book 7241, Page 162, 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, pursuant to the provisions of said deed of trust, the undersigned, Michael J. Philbin, was appointed Successor-Trustee, said appointment being dated the 17th day of February 1989 and recorded in Book 7785, page 680, 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: March 6, 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 Seventy One Thousand One Hundred Ninety Five and 71/100 Dollars ($71,195.71) 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 Seventy One Thousand One Hundred Ninety Five and 71/100 Dollars ($71,195.71) 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. 402 on the Plan of Monticello Manor Townhomes as of record in Plat Book 6250, Page 551, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Harold Richard Eller, unmarried, of record in Book 6875, Page 311, said Register's Office.

This is improved property also known as 402 Thomas Jefferson Circle, Madison, Tennessee 37115 (incorrectly shown as 402 Thomas Jefferson in deed of record in Book 6875, Page 311, said Register's Office).

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 6th day of March, 1989.

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 6th day of March, 1989.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires:

5-20-92

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

7166 04/19 0101 03CHECK 244.46

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $71,195.71.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 6th day of March, 1989.

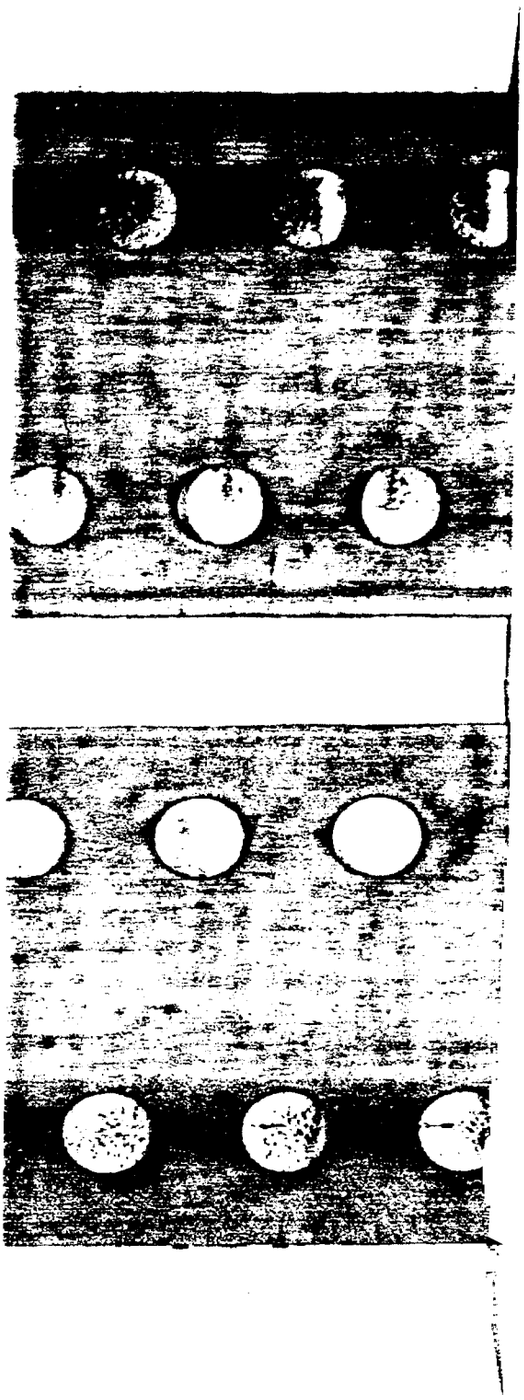
Janice M. Cheng
NOTARY PUBLIC

My Commission Expires:

5-20-92

261 U 0

APR 19 10 44 AM '89



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

RECEIVED OF _____

FOR _____

BOOK 7820 PAGE 221

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

MAMT 71195.71
ERR CO
MAMT 71195.71-
CAMT 71195.71
CON TX 234.96
PRFEE 0.50
WDEED 9.00
TOTAL 244.46
CHECK 244.46

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/19/89 01 10:44 0001 7166

26100

IDENTIFICATION

APR 19 10 44 AM '89

FELIX Z. WILSON REGISTER

No. 221537