This instrument prepared by:
Joseph R. Prochaska
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 7829 PAGE 512

Address New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel No.:
City Federal Savings and Loan Association 2030 2nd Avenue North Birmingham, Alabama 35203	Same	133-15-71 Field Book 05 DU-09035

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on this the 1st day of ~~April~~ May, 1989, by Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by Deed of Trust dated the 19th day of June, 1984, of record in Book 6341, page 427, Register's Office for Davidson County, Tennessee, Larimore Foster, Jr. and wife, Pamela M. Foster, conveyed to Alan L. Saturn, Trustee, the hereinafter described real estate, to secure payment to Mortgage Trust Company of a Note dated June 19, 1984, in the original principal amount of Sixty-One Thousand Two Hundred Dollars ($61,200); and

WHEREAS, the Note and Deed of Trust were assigned by Mortgage Trust Company to City Federal Savings and Loan Association by an Assignment of Deed of Trust of record in Book 6341, page 432, said Register's Office; and

WHEREAS, the lawful holder of the Note, City Federal Savings and Loan Association, appointed Joseph R. Prochaska to serve as Successor Trustee in place of Alan L. Saturn in accordance with the terms of said Deed of Trust by an instrument of record in Book 7787, page 184, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the

indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and twenty-one (21) days notice was given of such default to Larimore Foster, Jr., and wife, Pamela M. Foster, in the manner required by the terms of said Deed of Trust, but following such notice the default was not cured; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in the The Nashville Record that the property would be sold at 10:30 a.m. on April 27, 1989, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on April 6, 1989, April 13, 1989 and April 20, 1989, and sent a copy of such notice to Larimore Foster, Jr., and wife, Pamela M. Foster, and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to City Federal Savings and Loan Association, at the price of $59,000, this being the highest, last and best bid.

NOW, THEREFORE, I, Joseph R. Prochaska Successor Trustee as aforesaid, in consideration of the premises and the sum of $59,000, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto City Federal Savings and Loan Association, its successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Herbert Heights, Section 2, as of record in Book 3500, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 74 feet on the west side of Foxglove Drive and extends back 128.94 feet on the north line and 149 feet on the south line to a dead line measuring 76.67 feet thereon.

Being the same property conveyed to Larimore Foster, Jr. and wife Pamela M. Foster, by Deed of record in Deed Book 6341, page 424, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of all rights of homestead, equity of redemption, statutory right of redemption and all other rights or exemptions of every kind, including, but not limited to, statutory right to an elective share in the property as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements and restrictions as may be applicable.

(5) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(6) Rights or claims of parties in possession.

(7) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(8) The Plan of record in Book 3500, page 83, said Register's Office shows an Owner's Certificate and a 30-foot minimum setback line from Foxglove Drive along the rear line of said lot located at the northeast corner.

(9) Restrictive covenants contained in an instrument of record in Book 3704, page 430, said Register's Office.

(10) An easement for sanitary sewers and/or storm drainage of record in Book 6581, page 47, said Register's Office.

(11) Any other liens, defects, encumbrances, adverse claims or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

Joseph R. Prochaska,
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, PAMELA L. KITCHENS, a Notary Public of the State and County aforesaid, personally appeared Joseph R. Prochaska, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Successor Trustee.

Witness my hand and ~~seal~~, at office in Nashville, Tennessee, this 1st day of ~~April~~ MAY, 1989.

Notary Public

My commission expires: Jan. 23, 1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Sixty-Six Thousand Dollars ($66,000).

Affiant

Subscribed and sworn to ~~before~~ me this the 1st day of MAY, 1989.

Notary Public

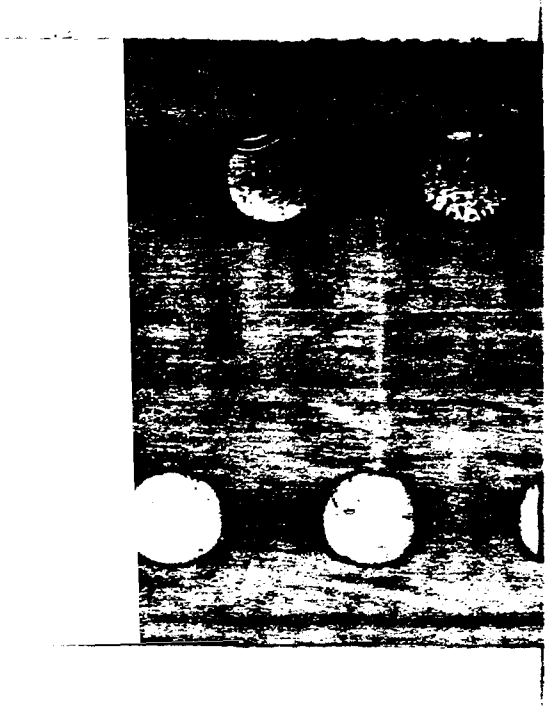
My commission expires: Jan. 23, 1993

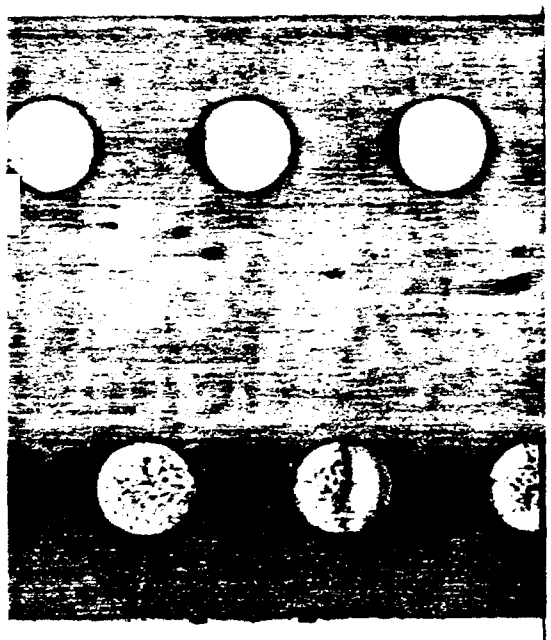
29205

MAY 1 3 40 PM '89

1730 05/01 0101 03CHECK 230.30

2699N/04-27-89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7829 PAGE 516

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	66000.00
CON TX	217.80
PRFEE	0.50
WDEED	12.00
TOTAL	230.30
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	230.30

05/01/89 01 15:42 0001 1730

29205

IDENTIFI REFERENCE

MAY 1 3 00 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 205223