Box 43

BOOK 7849 PAGE 107

TRUSTEE'S DEED

Michael J. Philbin,
Successor-Trustee

to

City Federal Savings Bank
30 Warder Street
Springfield, Ohio 45501
SEND TAX BILLS HERE/New Owner

Map #71-15
Parcel #456
Field Book #20W 24130

PM 05/25 0101 03CHECK 137.21

WHEREAS, Leonard H. McCormack and wife, Regina McCormack, executed a deed of trust on the 31st day of October, 1984, which was recorded in Book 6420, Page 391, and re-recorded in Book 6423, Page 308, 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 City Mortgage Services, Inc., 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 27th day of March, 1989, and recorded in Book 7815, Page 302, Register's Office for Davidson County, Tennessee; 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 Newspaper, 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: May 22, 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 Thirty Eight Thousand Seven Hundred Thirty and 00/100 Dollars ($38,730.00), 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 Thirty-Eight Thousand Seven Hundred Thirty and 00/100 Dollars ($38,730.00), 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 more particularly described as follows, to wit:

> Being Lot No. 49 on the Plan of Sharpe and Horn's First Addition to East Nashville of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 49 runs 50 feet on the easterly side of Stainback Avenue and runs back between parallel lines 153 feet to an alley.
>
> Being the same property conveyed to Leonard McCormack dba McCormack Properties, by deed of record in Book 6314, Page 707, and being a portion of the property subsequently conveyed to Charles F. Brown, Jr., a partner, by deed of record in Book 7168, Page 95, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 1203 Stainback Avenue, Nashville, Tennessee 37207.

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

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 22nd day of May, 1989.

Michael J. Philbin, 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 22nd day of May, 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $38,730.00.

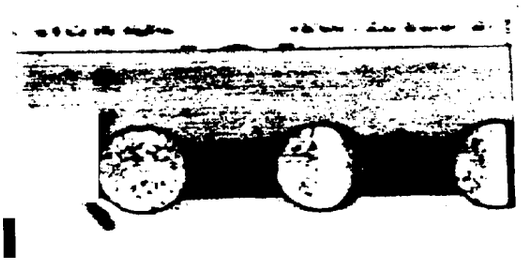
Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 22nd day of May, 1989.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: 5-20-92

MAY 25 10 20 AM '89
35825



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

RECEIVED OF _____

FOR _____

BOOK 7849 PAGE 110

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

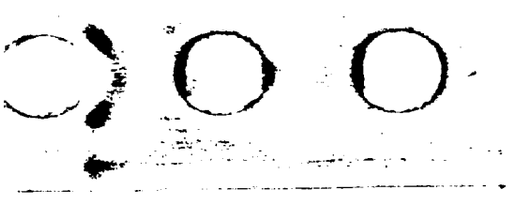
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

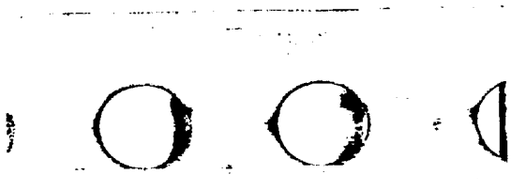
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

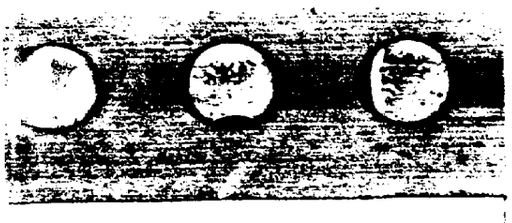
CAMT 38730.00
CON TX 127.71
PRFEE 0.50
WDEED 9.00
TOTAL 137.21
CHECK 137.21

05/25/89 01 10:19 0001 9620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK







35825

IDENTIFICATION REFERENCE

MAY 25 10 20 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 212996