TRUSTEE'S DEED BOOK 7861 PAGE 24

Michael J. Philbin,
Successor-Trustee )
) Map 173-1
) Parcel 268
to ) Field Bk# 5DU-77335
)
CityFed Mortgage Company )
30 Warder Street ) 3347 06/08 0101 03CHECK 134.90
Springfield, Ohio 45501 )
**SEND TAX BILLS HERE**

WHEREAS, Mark Bledsoe and wife, Andrea Bledsoe and Johnnie Bond and wife, Bettye M. Bond, executed a deed of trust on the 24th day of July, 1986 which was recorded in Book 6938, page 460, 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 1st day of February, 1989 and recorded in Book 7830, page 982, 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: June 5, 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 Twenty and NO/100 Dollars ($38,020.00) 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 Twenty and NO/100 Dollars ($38,020.00) 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 being more particularly described as follows, to wit:

> Being Lot No. 14B, Zone Lot Division, Monte Carlo, Section V, as of record in Book 6250, Page 855, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Mark Bledsoe and wife, Andrea Bledsoe, by deed from B & D Investment Builders, Inc., of record in Book 6938, Page 457, and subsequently conveyed to Johnnie Bond and wife, Bettye M. Bond, of record in Book 7384, Page 801, said Register's Office.
>
> This is improved property also known as 522 Maxine Drive, Antioch, Tennessee 37013.

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 5th day of June, 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 5th day of June, 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 $38,020.00.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 5th day of June, 1989.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires:
5-20-92

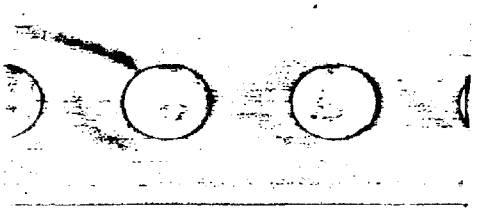
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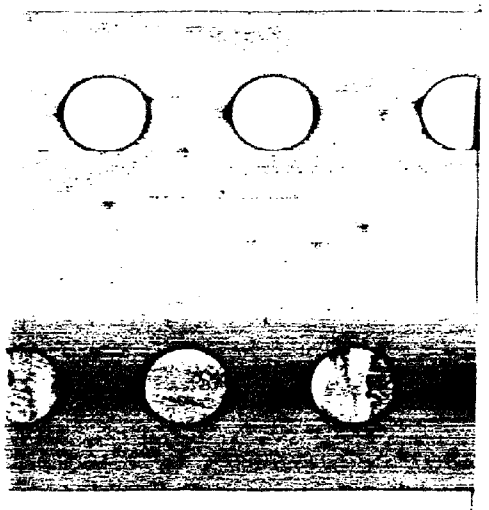
IDENTIFICATION

Jun 8 2 58 PM '89

FELIX W. DUDLEY, JR.
REGISTER
DAVIDSON COUNTY







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

RECEIVED OF _____

FOR _____

BOOK 7861 PAGE 27

| | | |
|---|---|---|
| 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 | 38020.00 |
| CONKTX | 125.40 |
| PRFEE | 0.50 |
| MDEED | 9.00 |
| TOTAL | 134.90 |
| CHECK | 134.90 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/08/89 01 14:59 0001 3347

3 9 7.8 9

IDENTIFICATION REFERENCE

JUN 8 2 58 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 217695