39792.

TRUSTEE'S DEED

3350 06/08 0101 03CHECK 245.45

IDENTIFICATION REFERENCE

Michael J. Philbin,
Successor-Trustee)
)
to)
)
CityFed Mortgage Company)
30 Warder Street)
Springfield, Ohio 45501)
SEND TAX BILLS HERE

Map 50-10
Parcel 201
Field Bk# 12D-87569

JUN 8 2 59 PM '89

PEGGY J. WILSON, REGISTER
DAVIDSON COUNTY, TN

BOOK 7861 PAGE 36

WHEREAS, Benjamin L. Thorne and wife, Cynthia E. Thorne, and Johnnie Bond and wife, Bettye M. Bond, executed a deed of trust on the 31st day of July, 1986 which was recorded in Book 6941, page 894, 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 entire indebtedness and obligations of the aforesaid deed of trust and note were subsequently assumed by Benjamin L. Thorne and wife, Cynthia E. Thorne in a deed of record in Book 7067, Page 669, R.O.D.C.; and

WHEREAS, the obligations of the aforesaid deed of trust and note were subsequently assumed by Robert Goodner in a deed of record in Book 7619, Page 124, R.O.D.C.; 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 20th day of March, 1989 and recorded in Book 7820, page 225, 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 Seventy One Thousand Four Hundred Ninety and 78/100 Dollars ($71,490.78) 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 Four Hundred Ninety and 78/100 Dollars ($71,490.78) 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 on the Plan of Chesapeake as of record in Book 6250, Page 916, 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 Benjamin L. Thorne and wife, Cynthia E. Thorne and Johnnie Bond and wife, Bettye M. Bond by deed of record in Book 6941, Page 891, the said Johnnie Bond and wife, Bettye M. Bond having Quitclaimed their entire interest in the property representing a 20% interest to the said Benjamin L. Thorne and wife, Cynthia E. Thorne by Quitclaim Deed of record in Book 7067, Page 669, and thereafter, Benjamin L. Thorne and wife, Cynthia E. Thorne having deeded their entire interest in the property to Robert Goodner by deed of record in Book 7619, Page 124, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 3551 Chesapeake Drive, 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, 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)

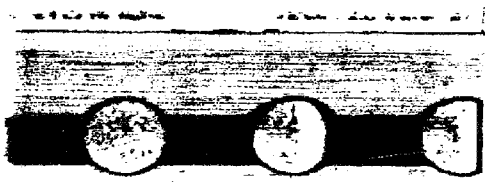
The actual consideration or value, whichever is greater, for this transfer is $71,490.78.

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

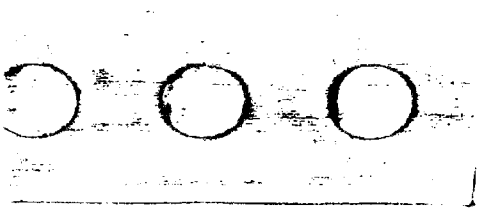


OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7861 PAGE 39

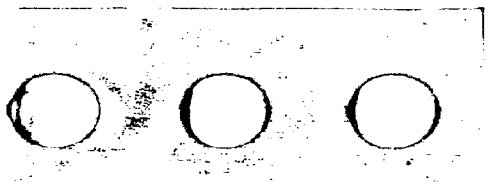


CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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 71490.78
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK TX 235.95
PRFEE 0.50
MDEED 9.00
TOTAL 245.45
CHECK 245.45

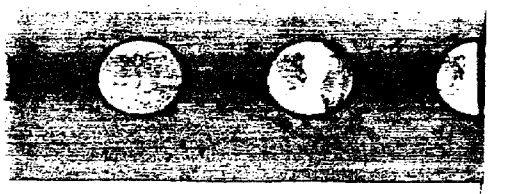
3 9 7 9 2

IDENTIFICATION REFERENCE

JUN 8 2 59 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

06/08/89 01 15:01 0001 3350



No. 217698