Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Mercantile Savings Bank 8001 Kenwood Road Cincinnati, Ohio 45230	New Owner	084-01-165.00

This instrument prepared by: Boult, Cummings, Conners & Berry (SLW)
P.O. Box 198062, Nashville, Tennessee 37219

WHEREAS, Calvin L. Tate and Michael B. Malone, by Deed of Trust (the "Deed of Trust") dated April 6, 1984, transferred and conveyed to Alfred C. Galloway, Trustee, the property described in Exhibit A hereto (the "Property") (said Deed of Trust being of record in Book 6266, page 633, Register's Office for Davidson County, Tennessee); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 7762, page 366, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock (noon), June 8, 1989, at the Davidson County Courthouse, Nashville, Tennessee when and where Mercantile Savings Bank ("Grantee"), became the last and highest bidder for cash at the price of Fifty Thousand and No/100 ($50,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Steven L. West, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Steven L. West, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Restrictive covenants contained in instrument of record in Book 5354, page 903, said Register's Office.

3. Plan of record in Book 5210, page 31, said Register's Office.

5. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 8th day of June, 1989.

Steven L. West

Steven L. West, as Successor Trustee, and not otherwise

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Terry W. Gilmour, a Notary Public in and for said County and State, the within named Steven L. West, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of June, 1989.

Terry W. Gilmour

Notary Public

My Commission Expires: 1-23-93

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,000.00.

James D. Hagley, agent

AFFIANT

Subscribed and sworn to before me this 8th day of June, 1989.

Terry W. Gilmour

Notary Public

My Commission Expires: 1-23-93

EXHIBIT A

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 4 on the Plan of Rose Bank Terrace, Section II, as of record in Book 5210, page 31, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Calvin L. Tate and Michael B. Malone by Deed from Margie L. Williams of record in Book 6096, page 346, said Register's Office.

3457 06/09 0101 03CHECK 174.50

39884

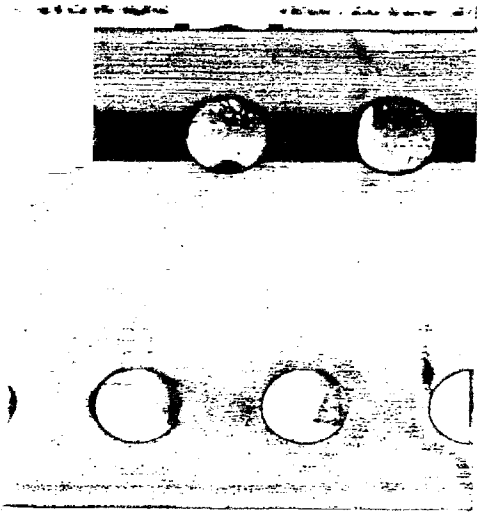
IDENTIFICATION REFERENCE

JUN 9 9 08 AM '89

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

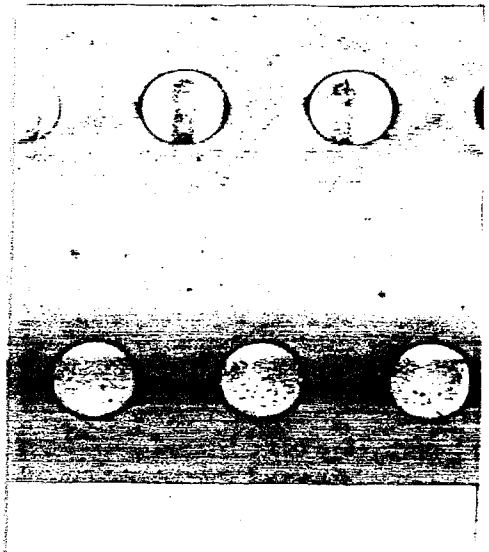
BOOK 7861 PAGE 299

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	50000.00
CON TX	165.00
PRFEE	0.50
MDEED	9.00
TOTAL	174.50
CHECK	174.50

06/09/89 01 09:10 0001 3457



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39884

IDENTIFICATION REFERENCE

Jun 9 9 08 AM '89

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

No. 217802