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

Jul 19 4 03 PM '89
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE
TIF REFERENCE

5057.1

Address New Owner(s) as Follows:

NVR Savings Bank, FSB
1451 Dolley Madison Blvd.
P.O. Box 6207
McLean, VA 22106-6207

Send Tax Bills To: Same

Map and Parcel No.: 49-15 27

Field Book

12DZ-96777

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into as of the 13th day of July, 1989, by Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by Deed of Trust dated the 13th day of September, 1984, of record in Book 6390, page 417, Register's Office for Davidson County, Tennessee, (the "Deed of Trust") Frederick H. Gramling and wife, Geraldine C. Gramling, conveyed to McLean Financial Corporation, Trustee, the hereinafter described real estate, to secure payment to McLean Savings and Loan Association, now NVR Savings Bank, FSB, of a Note dated September 13, 1984, in the original principal amount of Fifty-Four Thousand Four Hundred Fifty Dollars ($54,450.00) (the "Note"); 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 thirty (30) days notice was given of such default to Frederick H. Gramling and wife, Geraldine C. Gramling, 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, NVR Savings Bank, FSB, successor in interest to McLean Savings and Loan Association, appointed Joseph R. Prochaska to serve as

Successor Trustee in place of McLean Financial Corporation in accordance with the terms of said Deed of Trust, by an instrument of record in Book 7860, page 780, Register's Office for said County; 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 as provided in the Deed of Trust and Note in The Nashville Record that the property would be sold at 10:45 o'clock a.m., on July 13, 1989, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on June 22, 1989, June 29, 1989 and July 6, 1989, and sent a copy of such notice to Frederick H. Gramling and wife, Geraldine C. Gramling, 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 NVR Savings Bank, FSB, at the price of Twenty-Four Thousand Dollars ($24,000.00), 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 Twenty-Four Thousand Dollars ($24,000.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto NVR Savings Bank, FSB, 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:

> All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate lying and being in the County of Davidson, State of TENNESSEE, and being Lot No. 17B On the Zone Lot Division for Lot No. 17, Deer Meadows,

Phase 1, as of record in Book 6200, page 40, amended in Book 6368, page 153, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Frederick H. Gramling by deed from Roundtree Homes, of record in Book 6390, page 414, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from all rights of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a 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, including, but not limited to, (i) Plan of record in Book 5800, page 270, Book 6200, page 40, and Book 6368, page 153, Register's Office for Davidson County, Tennessee, and (ii) restrictive covenants of record in Book 6143, page 141, said Register's Office.

(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) Remaining rights of redemption, if any, including but not limited to the right of redemption set forth in Tennessee Code Annotated, Section 66-8-101, et seq.

(9) 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, this 18th day of July, 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 Twenty-Four Thousand Dollars ($24,000.00).

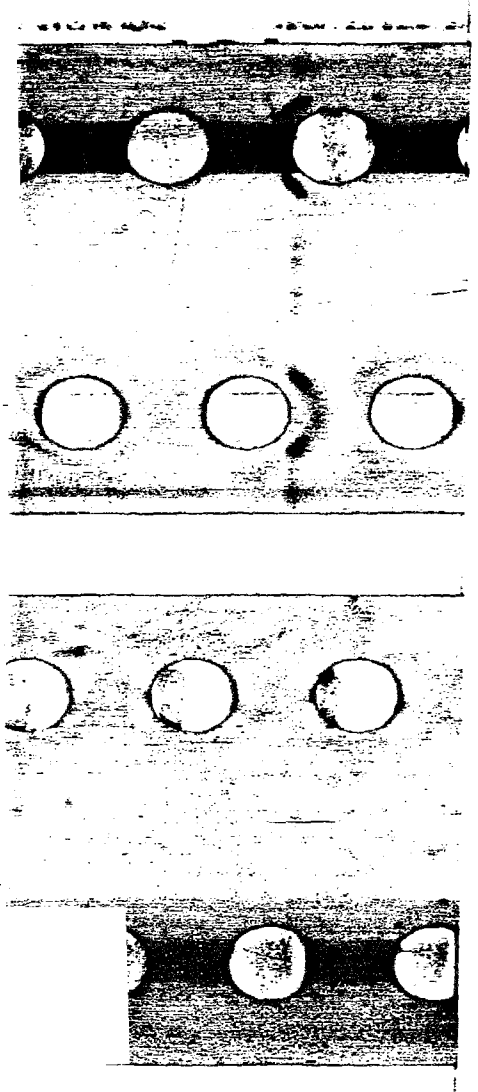
Affiant

Subscribed and sworn to before me this the 18th day of July, 1989.

Notary Public

My commission expires: Jan. 23, 1993

3011N/07-17-89



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

RECEIVED OF _____

FOR _____

BOOK 7892 PAGE 949

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 24000.00
				CON TX 79.20
				PRFEE 1.00
				WDEED 12.00
				TOTAL 92.20
				CHECK 92.20
			07/19/89 01	16:08 0001 4812

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5057.1.

IDENTIFICATION REFERENCE

JUL 19 4 03 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 230464