TRUSTEE'S DEED

IDENTIF. REFERENCE

AUG 8 3 37 PM '89
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

56124

This instrument prepared by:
Adams, Taylor, Philbin, Pigue & Marchetti
One Union Street
Nashville, Tennessee 37215

Michael J. Philbin,
Successor Trustee

to

City Federal Savings Bank
c/o CityFed Mortgage Company
30 Warder Street
Springfield, Ohio 45501
SEND TAX BILLS HERE
NO MORTGAGEE

Map #33-12
Parcel #92.00
Field Book #GO-6978

BOOK 7910 PAGE 123

WHEREAS, James Bruce Gill and Susan M. Gill, husband [illegible] recorded 202.72 a deed of trust on the 26th day of June, 1986, which was recorded in Book 6910, Page 333, re-recorded in Book 6914, Page 633, Register's Office, Davidson County, Tennessee, conveying to Stephen R. Joselyn, Trustee, the property hereinafter described to secure the payment of a promissory note referred to in said deed of trust; and

WHEREAS, the obligations of the aforesaid deed of trust and note were subsequently assumed by Larry Johnson and wife, Denise Johnson, in a deed of record in Book 7371, Page 179, Register's Office, Davidson County; and

WHEREAS, Michael J. Philbin was appointed Successor-Trustee, said appointment being recorded in Book 7858, Page 664, Register's Office, Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, the GRANTOR herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in the Nashville Record Newspaper, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: July 31, 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 free from the statutory right of redemption, homestead, dower and all other exemptions 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 Fifty Eight Thousand Three Hundred Sixty and No/100 Dollars ($58,360.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of Fifty Eight Thousand Three Hundred Sixty and No/100 Dollars ($58,360.00), 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. 48 on the Plan of Gateway Section I as of record in Book 3300, Page 39, 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 James Bruce Gill and Susan M. Gill, by deed of record in Book 6910, Page 330, and subsequently conveyed to Larry Johnson and wife, Denise Johnson, by deed of record in Book 7371, Page 179, Register's Office for Davidson County, Tennessee.

This is improved property also known as 210 Friendship Drive, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said real estate together with the appurtances, 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 the Trustee 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; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances as well as any priority created by a fixture filing; and 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 31st day of July, 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 31st day of July, 1989.

Janice M Chang
NOTARY PUBLIC

My Commission Expires: 5-20-92

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

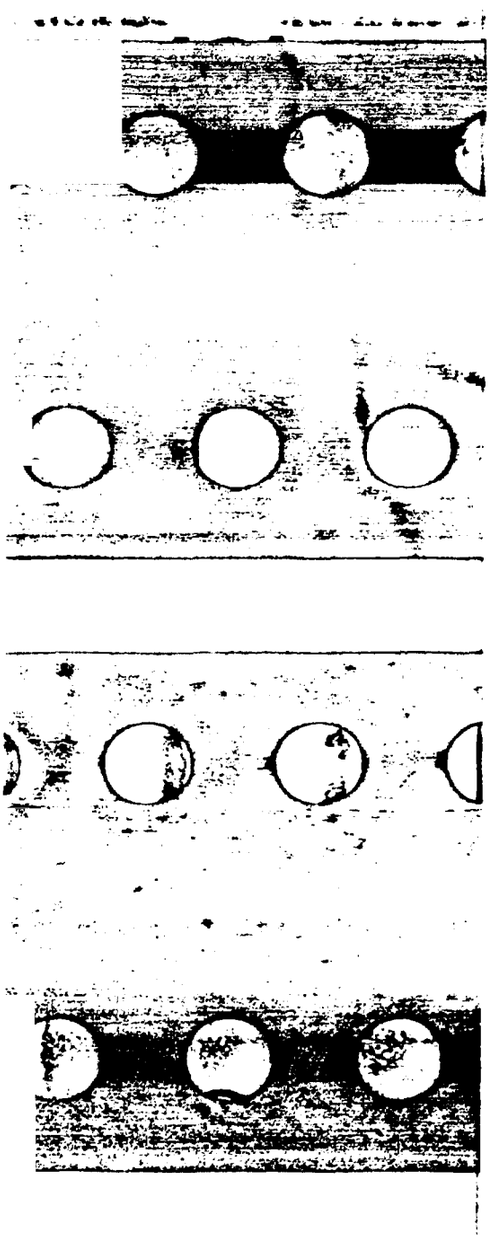
The actual consideration of value, whichever is greater for this transfer is $58,360.00.

Michael J. R...
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of July, 1989.

Janice M. Chesney
NOTARY PUBLIC

My Commission Expires: 5-20-92



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7910 PAGE 126

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	58360.00
CON TX	192.72
PRFEE	1.00
WDEED	9.00
TOTAL	202.72
CHECK	202.72

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/08/89 01 15:39 0001 3726

56124

IDENTIF. REFERENCE

AUG 8 3 38 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 237030