This Instrument was Prepared By:
KEVIN J. JONES, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
1800 Third National Bank Building
Nashville, Tennessee 37219

MAP- 148-01
PAR. 75

ADDRESS NEW OWNER:

Thomas J. Buida
9306 Arrowhead Court
Brentwood, Tennessee 37027

Mail

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $18,800.00.

AFFIANT

Subscribed and sworn to before me this the 10th day of October, 1989.

NOTARY PUBLIC

My Commission Expires: March 11, 1990

731 51

IDENTIF. TREFERENCE

Oct 11 10 01 AM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

TRUSTEE'S DEED

WHEREAS, on the 17th day of January, 1984, Patricia Lynn Maniscalco aka Patricia Brown Hamm and Jimmy L. Hamm executed a Deed of Trust to Robert P. Ziegler as Trustee to secure a promissory note of even date in the amount of $28,680.00 payable to the order of C.I.T. Financial Services, Inc. of Tennessee as fully set out in Book 6216, Page 930, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Credithrift of America, Inc., who, by merger, became the successor in interest in and to said note and deed of trust previously held by C.I.T. Financial Services, Inc. of Tennessee, the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for four (4) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on September 14, 21 and 28 and October 5, 1989, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Trustee, did offer the property for sale at public outcry to the highest bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and liens of record on Tuesday, October 10, 1989, at 11:00 a.m. at the main front door of the Davidson County Courthouse, Nashville, Tennessee; and

WHEREAS, at said sale, Thomas J. Buida was the highest and best bidder, the amount of his bid being in the sum of Eighteen Thousand Eight Hundred Dollars ($18,800.00); and

NOW, THEREFORE, I, Robert P. Ziegler, Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Eighteen Thousand Eight Hundred Dollars ($18,800.00) credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto Thomas J. Buida, his heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 202 on the Plan of Hillbrook, Section 2, as of record in Book 3300, Page 12, Register's Office for said County, as amended by Engineers Certificate of correction as of record in Book 3370, Page 531, said Register's Office for said County.
>
> BEGINNING at a point in the south margin of Lucky Drive at the corner of Lots Nos. 202 and 203; thence with the line between said Lots 118.0 feet in a southwesterly direction to the north line of Lot No. 201; thence with the line between Lots 201 and 202, southeasterly 121.1 feet to the westerly margin of Hillbrook Drive; thence with the margin of same 82.5 feet to the beginning of a curve; thence around said curve northerly 39.5 feet to a point on the southerly margin of Lucky Drive; thence with said southerly margin westerly 91.4 feet to the point of beginning, improved and known as 201 Lucky Drive, Nashville, Tennessee.
>
> BEING the same property conveyed to Patricia Lynn Maniscalco, a single woman by deed from Wayne Michael Maniscalco, as recorded in Book 5390, Page 50, Register's Office of Davidson County, Tennessee.
>
> This is improved property also known as 201 Lucky Drive, Nashville, Tennessee. 37211

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said Thomas J. Buida, his heirs, successors and assigns, forever.

I, Robert P. Ziegler, Trustee, under the said Deed of Trust of record in Book 6216, Page 930, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Thomas J. Buida, his heirs, successors and assigns, all of the rights, title, and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Trustee, has hereto set his hand, this the 10TH day of October, 1989.

ROBERT P. ZIEGLER, TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

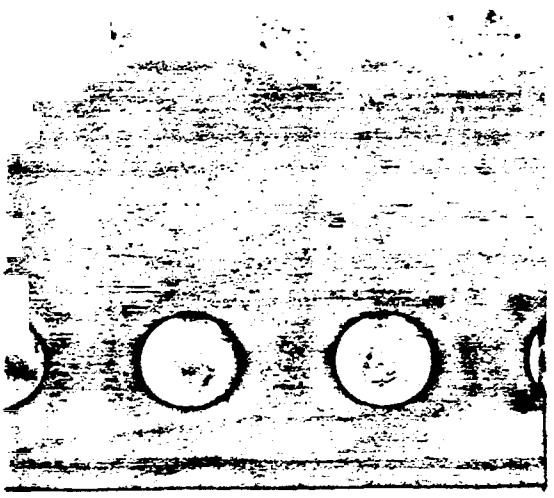
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

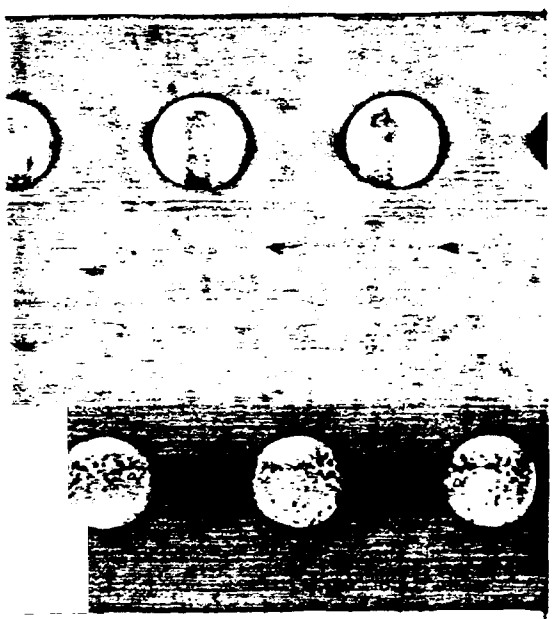
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 10th day of October, 1989.

Ann M. Lynch
NOTARY PUBLIC

My Commission Expires:
March 11, 1990

4683 10/11 0101 03CHECK 72.04





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7958 PAGE 586

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 18800.00
CON TX 62.04
PRFEE 1.00
WDEED 9.00
TOTAL 72.04
CHECK 72.04

10/11/89 01 10:02 0001 4683

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73151

IDENTIF. REFERENCE

OCT 11 10 01 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 256858