Box 43

TRUSTEE'S DEED

BOOK 7810 PAGE 672

Michael J. Philbin,
Successor-Trustee

to

City Federal Savings Bank
30 Warder Street
Springfield, Ohio 45501
SEND TAX BILLS HERE
(New Owner)

Map 108-15
Parcel 47
Field Bk# 03D-91903

RE-RECORD BOOK 7965 PAGE 72

WHEREAS, Dwight E. Gordon and wife, Judy A. Gordon and Robert E. LaBrec and wife, Ithaca S. LaBrec, executed a deed of trust on the 6th day of October 1986 which was recorded in Book 7020, page 748, 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, pursuant to the provisions of said deed of trust, the undersigned, Michael J. Philbin, was appointed Successor-Trustee, said appointment being dated the 12th day of January 1989 and recorded in Book 7786, page 480, 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: April 3, 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,

THIS INSTRUMENT IS BEING RE-RECORDED TO CONVEY SAID PROPERTY TO CITY FEDERAL SAVINGS BANK.

WHEREAS, the Grantee herein, City Federal Savings Bank, being the highest and best bidder at said sale with a bid of Eighty Seven Thousand Seven Hundred Fifty Five Dollars and 93/100 ($87,755.93) was duly declared the purchaser at said sale; and, RE-RECORD BOOK 7965 PAGE 73

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 Eighty Seven Thousand Seven Hundred Fifty Five Dollars and 93/100 ($87,755.93) 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. 185-B, Zone Lot Division of Lots 181-188, Percy Priest Woods, Section 4, of record in Plat Book 6900, Page 32, 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 Dwight E. Gordon and wife, Judy A. Gordon and Robert E. LaBrec by deed of record in Book 7020, Page 745, said Register's Office
>
> This is improved property also known as 107 Woodcraft Court, Nashville, Tennessee 37214.

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 3rd day of April 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 3rd day of April 1989.

Wallace B. Primm
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires:

July 9, 1989

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 $87,755.93.

AFFIANT

Sworn to and subscribed before me this 3rd day of April 1989.

Wallace B. Primm
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires:
July 9, 1989

22543

IDENTIFICATION

Apr 6 12 45 PM '89

FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN.

7600 10/20 0101 03CHECK 9.00

IDENTIF. TREFERENCE

Oct 20 2 13 PM '89

FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN.

75583

RE-RECORD