TRUSTEE'S DEED

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

Michael J. Philbin, Successor Trustee	
to	Map #75-7 Parcel #255.00 Field Book #4D-91180
City Federal Savings Bank 30 Warder Street Springfield, Ohio 45501 SEND TAX BILLS HERE NO MORTGAGEE	

WHEREAS, Randall H. McMurtry and wife, Cheryl M. McMurtry and Marion Thurman and wife, Eva M. Thurman, executed a deed of trust on the 26th day of February, 1986, which was recorded in Book 6794, Page 135, Register's Office, Davidson County, Tennessee, conveying to Stephen R. Josleyn, Trustee, the property hereinafter described to secure the payment of a promissory note referred to in said deed of trust; and

WHEREAS, Michael J. Philbin was appointed Successor-Trustee, said appointment being recorded in Book 7898, Page 792, 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: October 16, 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 Thousand Fifty Six and 00/100 Dollars ($50,056.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of Fifty Thousand Fifty Six and 00/100 Dollars ($50,056.00), 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:

> Land in Davidson County, Tennessee, being Lot No. 29-B of the Zone Lot Division of Lots 23 through 25, 27, 29 thru 35, 37 thru 43, 46 and 48, Rachel's Square, Section 2, of record in Plat Book 6250, Page 540, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Randall H. McMurtry and wife, Cheryl M. McMurtry and Marion Thurman by deed of record in Book 6794, page 132, and subsequently conveyed to Randall H. McMurtry, et ux, Cheryl M. McMurtry, by quitclaim deed of record in Book 7256, page 516, and subsequently conveyed to Randall H. McMurtry, by quitclaim deed of record in Book 7256, page 518, and subsequently conveyed to Terrence J. Ring and Cynthia E. Prince by deed of record in Book 7614, page 609, and subsequently conveyed to Terrence Joseph Ring by quitclaim deed of record in Book 7724, page 381, Register's Office for Davidson County, Tennessee.

This is improved property also known as 108 Rachels Trail Court, Hermitage, Tennessee 37076.

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 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 16th day of October, 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 16th day of October, 1989.

Janice M. Chang
NOTARY PUBLIC

My Commission Expires: 5-20-92

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $50,056.00.

Michael J. R...
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of October, 1989.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: 5-20-92

7 5 5 8 5

IDENTIF. REFERENCE

OCT 20 2 14 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

7602 10/20 01:01 03CHECK 175.33

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7965 PAGE 81

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	50056.00
CON TX	165.33
PRFEE	1.00
WDEED	9.00
TOTAL	175.33
CHECK	175.33

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 6 0001 7602

75585

IDENTIF. REFERENCE

OCT 20 2 14 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 259740