TRUSTEE'S DEED

BOOK 7970 PAGE 99

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
30 Warder Street
Springfield, Ohio 45501
SEND TAX BILLS HERE
NO MORTGAGEE

Map #042-08-0
Parcel #105.00
Field Book #11D-93619

WHEREAS, Daniel T. Franklin and Karen S. Franklin, husband and wife, executed a deed of trust on the 4th day of October, 1988, which was recorded in Book 7675, Page 383, 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 7934, Page 349, 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 23, 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 Forty Seven Thousand Three Hundred Fifty Three and 00/100 Dollars, ($47,353.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of Forty Seven Thousand Three Hundred Fifty Three and 00/100 Dollars, ($47,353.00), 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. 1B of the Zone Lot Division of Lots 1 thru 10, 15 thru 24, and 51 thru 60, Heritage Place, as of record in Plat Book 6250, Page 632, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Daniel T. Franklin and wife, Karen S. Franklin, by deed of record in Book 7675, Page 380, Register's Office for Davidson County, Tennessee.

This is improved property also known as 336 Nesbitt Lane, Madison, Tennessee 37115.

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 23rd 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 23rd day of October, 1989.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: 5-20-92

JANICE M. CHENG NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $47,353.00.

Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of October, 1989.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: 5-20-92

JANICE M. CHENG NOTARY PUBLIC DAVIDSON COUNTY

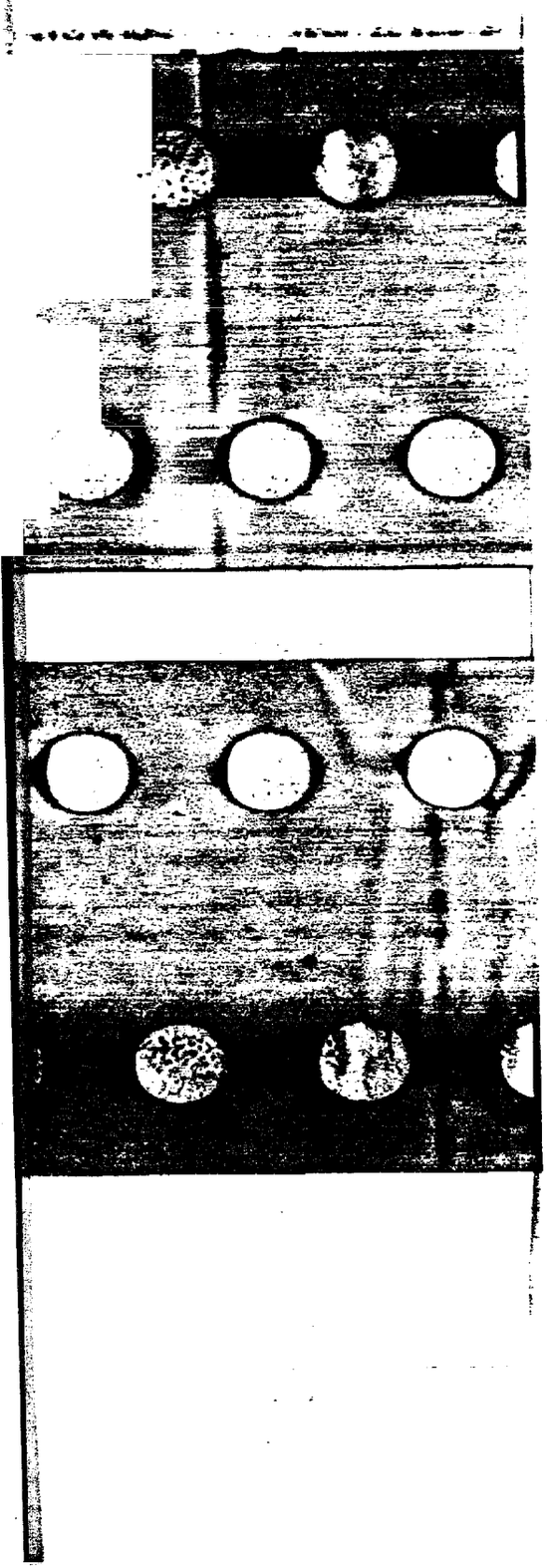
7 7 3 4 5

IDENTIF. REFERENCE

OCT 27 4 01 PM '89

FELIX Z. WHITSON JR. REGISTER DAVIDSON COUNTY TN.

9 10/27/89 010 03 CHECK 163.42



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

RECEIVED OF _____

FOR _____

BOOK 7970 PAGE 101

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 47353.00
CON TX 156.42
PRFEE 1.00
WDEED 6.00
TOTAL 163.42
CHECK 163.42

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/27/89 01 10:03 0001 9673

77345

IDENTIF. T REFERENCE

Oct 27 4 02 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 261780