43

8.9.7.0 1:

TRUSTEE'S DEED

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

0009 12/15 0101 03CHECK 155.47
IDENTIFICATION REFERENCE

Dec 15 2 43 PM '89
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Michael J. Philbin,
Successor Trustee

to

City Federal Savings Bank
30 Warder Street
Springfield, Ohio 45501
SEND TAX BILLS HERE
NO MORTGAGEE

Map #133-12
Parcel #307
Field Book #05DU-64143

BOOK 8005 PAGE 982

WHEREAS, Adedamola Oni and wife, Omolola Oni, executed a deed of trust on the 19th day of March, 1985, which was recorded in Book 6522, Page 180, 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 7968, Page 774, 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: December 11, 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 Five Thousand Eight Hundred Ninety Eight and 00/100 Dollars ($45,898.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of Forty Five Thousand Eight Hundred Ninety Eight and 00/100 Dollars ($45,898.00), 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. 34 on the Plan of Addition to Greenwood Hills, Section 2, of record in Book 5200, Page 62, as amended in Book 5516, page 931, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description.
>
> Being the same property conveyed to Dr. Adedamola Oni, by quitclaim deed of record in Book 6488, Page 953, and

subsequently conveyed to Dr. Adedamola Oni and wife, Omolola Oni, by quitclaim deed of record in Book 6566, Page 229, and subsequently conveyed to Dix Inc., by deed of record in Book 7677, Page 874, Register's Office for Davidson County, Tennessee.

This is improved property also known as 204-206 Brevard Ct., Nashville, Tennessee 37211.

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 11th day of December, 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 11th day of December, 1989.

Janice M. Cherry
NOTARY PUBLIC

My Commission Expires: 5-20-92

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

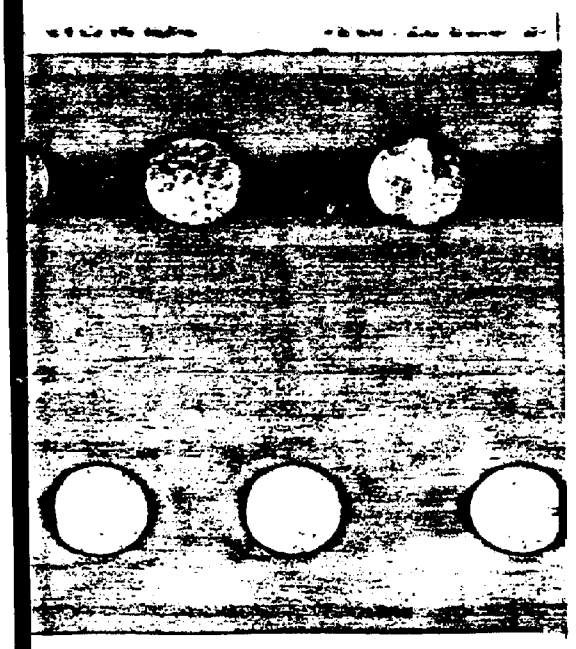
The actual consideration of value, whichever is greater, for this transfer is $45,898.00.

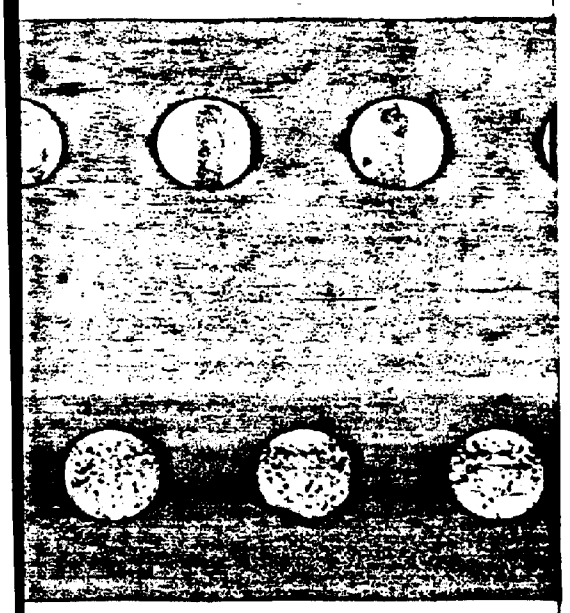
Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of December, 1989.

Janice M. Cherry
NOTARY PUBLIC

My Commission Expires: 5-20-92





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

RECEIVED OF _____

FOR _____

BOOK 8005 PAGE 984

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 45898.00
				CON TX 151.47
				PRFEE 1.00
				WDEED 6.00
				TOTAL 158.47
				CHECK 158.47

12/15/89 01 14:44 0001 5209

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8970 I:

IDENTIFICATION REFERENCE

DEC 15 2 43 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 276371