Lot 12

This Instrument Prepared By:
Baker, Worthington,
Crossley, Stansberry & Woolf
Suite 1700, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address of New Owner:
Investors Federal
Savings Bank

2021 Richard Jones Road

Nashville, TN 37215

Send Tax Bills To:

SAME

Map and Parcel No.:

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TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated October 7, 1987, executed by Mahdi Cezar to Charles W. Bone, Trustee, which is recorded in Book 7378, page 906, Register's Office for Davidson County, Tennessee; and

WHEREAS, Invstors Federal Savings Bank, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 7378, page 906, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Sam J. McAllester, III as Substitute Trustee by an instrument of record in Book 7826, page 992, Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Sam J. McAllester, III, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 o'clock Noon, prevailing time, on Monday, December 18, 1989, at the front door of the Metropolitan Davidson County Courthouse, Nashvillle, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, I, Sam J. McAllester, III, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Fifty Thousand Seven Hundred Sixty-Five and No/100 ---------- Dollars ($ 50,765.00----------) by Investors Federal Savings Bank (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of ---------- Fifty Thousand Seven Hundred Sixty-Five and No/100---------- Dollars

($ 50,765.00----------) cash in hand paid by the Grantee, I, Sam J. McAllester, III, Substitute Trustee, have this day bargained and sold and, by the premises, do transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Being Lot No. 8, Plan of C.R. Badoux's Subdivision of part of Lot 14 of Harding Lytle Tract, as of record in Book 161, page 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 40 feet on the westerly side of 19th Avenue North formerly Hudson or Walnut Street and runs back with the southwesterly margin of Hermosa Street, 150 feet to an alley and measures 43 feet thereon.

Included in the herein described tract but specifically excluded therefrom is the following described property:

Beginning at a point, said point being the intersection of the present westerly margin of 19th Avenue North and the present southerly margin of Hermosa Street; thence in a southeasterly direction with the present westerly margin of 19th Avenue North for a distance of 20.92 feet, more or less, to a point; thence in a northerly and westerly direction along a curve to the left having a control angle of 79 deg. 51 min. and having a radius of 25.00 feet for a distance of 34.84 feet, more or less, to a point; said point being the end of curve and lying on the present southerly margin of Hermosa Street; thence in an easterly direction with the present southerly margin of Hermosa Street for a distance of 20.92 feet, more or less, to the point of beginning and containing in area approximately 88 square feet.

A temporary construction easement varying in width from 22 to 4 feet and running with the adjacent to the present westerly margin of 19th Avenue North and the present southerly margin of Hermosa Street to a distance of 55 feet and containing in area 150 square feet. Temporary Construction easement is to become null and void upon completion of project.

Being the same property conveyed to Community Archives, Inc. by deed from Mahdi Cezar, individually, of record in Book 7662, page 98, Register's Office for Davidson County, Tennessee.

Said property is known as 1801 Hermosa Street, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs and assigns forever.

And, I covenant with the said Grantee that I am lawfully seized and possessed of said real property as Substitute Trustee only and, by these terms of the above mentioned Deed of Trust, have a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through me as

Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate that I received as Substitute Trustee and that, as Substitute Trustee, I have the right to sell and convey.

THIS sale is 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 matters of record; any statutory rights 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 sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 18th day of December, 1989.

Sam J. McAllester, III
Substitute Trustee

STATE OF TENNESSEE

6196 12/20 0101 03CHECK 177.64

COUNTY OF DAVDISON

Personally appeared before me, Renee D. Gentry, a Notary Public in and for said County and State, Sam J. McAllester, III, Substitute Trustee, the within named bargainor(s), 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 18th day of December, 1989.

Notary Public

My Commission Expires: May 13, 1990

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 50,765.00.

Affiant

Subscribed and sworn to before me on this 18th day of December, 1989.

Notary Public

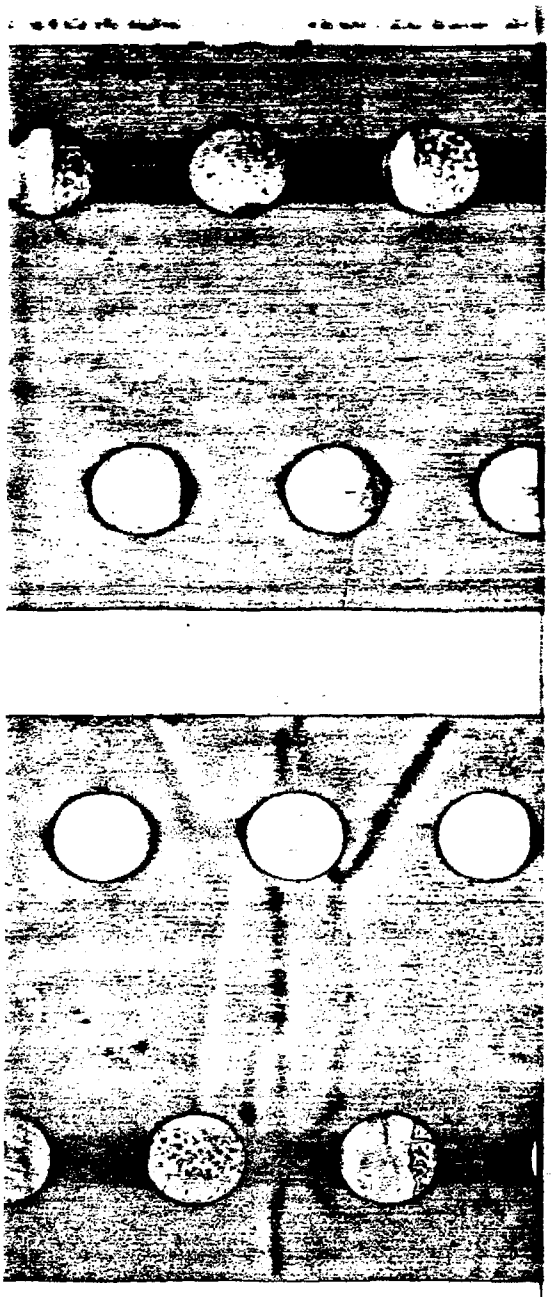
My Commission Expires: May 13, 1990

90462

IDENTIFICATION REFERENCE

DEC 20 10 20 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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	50765.00
CON TX	167.64
PRFEE	1.00
WDEED	9.00
TOTAL	177.64
CHECK	177.64

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/20/89 01 10:20 0001 6196

9.0462

IDENTIFY REFERENCE

DEC 20 10 20 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 277342