Filed 10

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

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.:
Investors Federal Savings Bank	SAME	136-14-215
2021 Richard Jones Road		02D 74731
Nashville, TN 37215		

TRUSTEE'S DEED

BOOK 8042 PAGE 883

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated February 14, 1986, executed by James W. Brewer, unmarried, to Charles W. Bone, Trustee, which is recorded in Book 6783, page 926, Register's Office for Davidson County, Tennessee; and

WHEREAS, Investors Federal Savings Bank, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 6783, page 926, 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 7996, page 58, 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 Thursday, February 8, 1990, at the front door of the Metropolitan Davidson County Courthouse, Nashville, 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 Sixty Thousand and No/100---------- ---------- Dollars ($ 60,000.00----------) 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 ---------- Sixty Thousand and No/100---------- Dollars

($ 60,000.00----------) 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:

> Lot 168B on the Plan of Harbor Gate, Section Two, of record in Book 6250, page 718, Register's Office for Davidson County,Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James W. Brewer, unmarried, by deed from Brewer & Brewer, Inc., a Tennessee corporation, of record in Book 6783, page 923, Register's Office for Davidson County, Tennessee.

Said property is known as 590 Castlegate Drive, 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 8th day of February, 1990.

Sam J. McAllester, III
Substitute Trustee

STATE OF TENNESSEE

BOOK 8042 PAGE 885

COUNTY OF DAVIDSON

Personally appeared before me, Lisa M. Rogers, 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 8th day of February, 1990.

Lisa M. Rogers
Notary Public

LISA M. ROGERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: July 24, 1993

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 60,000.00 .

Affiant

Subscribed and sworn to before me on this 8th day of February, 1990.

Lisa M. Rogers
Notary Public

LISA M. ROGERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: July 24, 1993

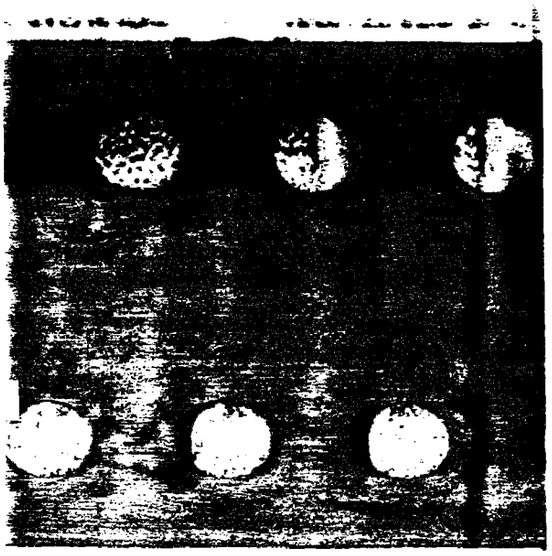
02797

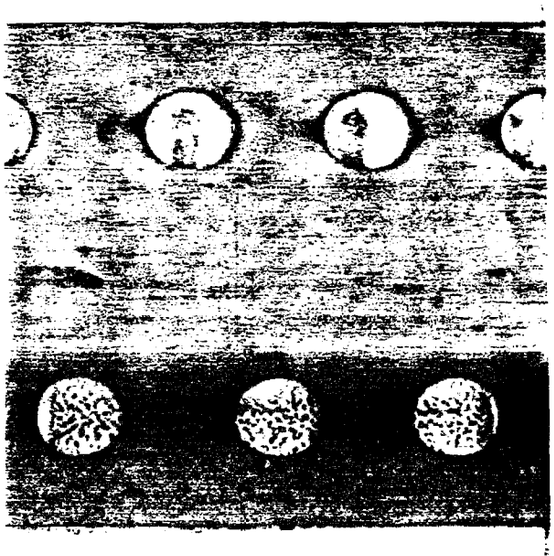
IDENTIF. TREFERENCE

FEB 8 3 20 PM '90

DAVIDSON COUNTY TN.

1603 02/08 0101 03CHECK 208.00





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

RECEIVED OF _____

FOR _____

BOOK 8042 PAGE 886

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 60000.00
				CON TX 198.00
				PRFEE 1.00
				WDEED 9.00
				TOTAL 208.00
				CHECK 208.00
			02/08/90 01	15:19 0001 1603

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

027 97.

IDENTIF. TREFERENCE

FEB 8 3 20 PM '90

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY TN.

No. 291618