File 16

BOOK 8045 PAGE 603

This Instrument Prepared by:
Union Title Company, Inc.
616 Marriott Drive
P.O. Box 292574
Nashville, Tennessee 37229-2574

OWNER: Investors Federal Savings Bank
Send Tax Bills To:
Investors Federal Savings Bank
2021 Richard Jones Road
Nashville, Tennessee 37215

Map 162-3
Par 317 Jr

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 5, 1978, recorded in Book 5284, page 739, Register's Office for Davidson County, Tennessee, Mickey E. Mayo and wife, Sandra K. Mayo, conveyed to E.A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated May 5, 1978, in the amount of $29,200.00 payable to Security Federal Savings and Loan Association of Nashville, as shown therein, and;

WHEREAS, James W. Brewer modified and assumed said Note and Deed of Trust with a Modification and Assumption Agreement dated February 9, 1979, of record in Book 5395, page 903, Register's Office of Davidson County, as shown therein , and;

WHEREAS, Union Title Company, Inc. has been appointed Substitute Trustee by the owner and holder of said Note by an instrument of record in Book 8021, Page 989, Register's Office for said County;

WHEREAS, default occurred in the terms and conditions of said Note and/or Deed of Trust, the lawful owner called on Union Title Company, Inc., Substitute Trustee, to advertise the property for sale pursuant to the provisions of the Deed of Trust. The Substitute Trustee did, therefore, pursuant to the authority vested in him as Substitute Trustee, and pursuant to the terms and provisions of the said Deed of Trust, advertise the property by publishing a notice of sale in the Nashville Record, a newspaper published in Davidson County, Tennessee, advertising the sale of the property on January 18, 25 and February 1, 1990 at the Courthouse in Davidson County, Tennessee at public outcry to the highest bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind, but subject to any and all taxes, liens, restrictions, restrictive covenants, easements, setback lines, encumbrances and rights pertaining thereto which may affect the property.

Pursuant to said Notice of Sale, the Substitute Trustee, at the time and place fixed therein, offered the property for sale to the highest bidder for cash and sold said property to Investors Federal Savings Bank , for the sum of Twenty-Six Thousand Six Hundred Seventy-Six Dollars ($ 26,676.00), this being the highest and best bid received therefore.

The owner and holder of the indebtedness for which the property was sold having applied the amount of the bid toward payment of its Note and its permissible expenses and fees incurred as of the date of sale, the Substitute Trustee has this day bargained and sold, and does hereby sell, transfer and convey unto Investors Federal Savings Bank, their successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 137 on the plat of Haywood Hills, Section 3, of record in plat Book 4460, pages 164 and 165, said Register' Office.

Said Lot 137 fronts 40.04 feet on the cul-de-sac of Muskhogean Court and extends back 118.0 feet on the westerly line and 176.0 feet on the easterly line to a line on the rear on which it measures 162.97 feet.

Being the same property conveyed to Mickey E. Mayo and wife, Sandra K. Mayo, by deed from William and Lee, Inc., of record in Book 5284, page 737, Register's office for Davidson County, Tennessee.

Being all the same property further conveyed to James William Brewer and Marbut Glenn Gaston, Jr., Trustee, with full power, by deed from Mickey E. Mayo and wife, Sandra K. Mayo, of record in Book 5382, page 275, Register's Office for Davidson County, Tennessee, and further conveyed to James William Brewer by Quitclaim Deed from Marbut Glenn Gaston, Jr., Trustee, with full power, by deed of record in Book 6733, page 625, Register's Office for said County.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said Investors Federal Savings Bank, their successors and assigns, in fee simple forever, in bar of the equity of redemption, homestead and dower and all other exemptions of every kind, but subject to all put in previous writing.

And the Substitute Trustee does hereby transfer, assign and set over to the said Investors Federal Savings Bank, their successors and assign all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as they are authorized to do as Substitute Trustee, subject to any exception noted herein and shown of record, but no further or otherwise.

WITNESS my hand this 8th day of February, 1990.

UNION TITLE COMPANY, INC.

SUBSTITUTE TRUSTEE

By: Hugh J. Bradley
Vice President

2835 02/14 0101 03CHECK 97.78

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hugh J. Bradley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be Vice President of Union Title Company, Inc., the within bargainor, a corporation, acting as substitute trustee and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at Office in Nashville, Tennessee this 8th day of February, 1990.

Elizabeth Jane Bauman
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: 9/25/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $26,575.00.

Patricia Kraus
Affiant

Sworn to and subscribed before me this 8th day of February, 1990.

Elizabeth Jane Bauman
Notary Public

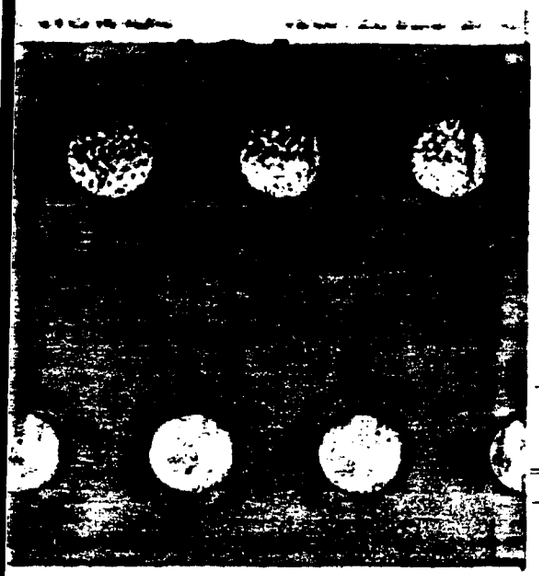
NOTARY PUBLIC AT LARGE

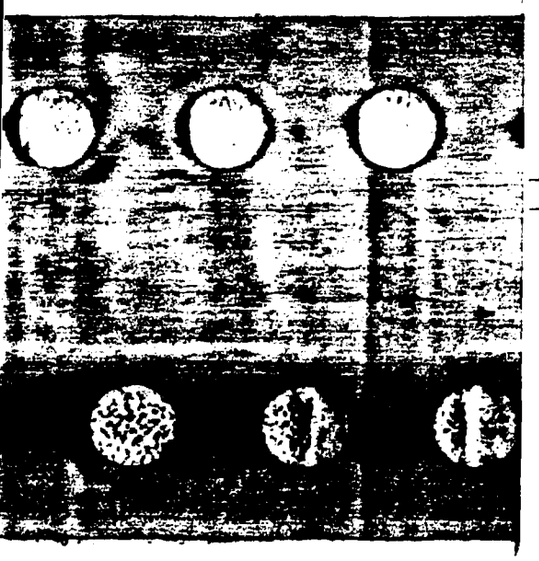
My Commission Expires: 9/25/93

0,3825

IDENTIF. TREFERENCE

FEB 14 10 57 AM '90





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

RECEIVED OF _____

FOR _____

BOOK 8045 PAGE 606

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 26575.00
CON TX 87.78
PRFEE 1.00
MISC 9.00
TOTAL 97.78
CHECK 97.78

02/14/90 01 10:55 0001 2835

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03825

IDENTIF. REFERENCE

FEB 14 10 57 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 292834