TRUSTEE'S DEED

FEB 15 2 55 PM '90
DAVIDSON COUNTY TN.
IDENTIF. TREFERENCE
04188

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

Michael J. Philbin,
Successor Trustee

to

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

Map #83-6
Parcel #305
Field Book #23W 10260

3256 02/15 0101 03CHECK 124.15

WHEREAS, Darryl L. Overton, unmarried, and Michael W. Skelton and wife, Joyce H. Skelton, executed a deed of trust on the 31st day of July, 1984, which was recorded in Book 6354, Page 732, Register's Office, Davidson County, Tennessee, conveying to Phillip E. Hill, 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 8013, Page 175, 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: February 12, 1990 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, CityFed Mortgage Company, being the highest and best bidder at said sale with a bid of Thirty Five Thousand Four Hundred Sixty Nine and No/100 Dollars ($35,469.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of Thirty Five Thousand Four Hundred Sixty Nine and No/100 Dollars ($35,469.00), paid by CityFed Mortgage Company, 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 CityFed Mortgage Company, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being part of Lot No. 3 on the Map showing Olivia W. Sharp's Second Addition to Nashville, as of record in Book 421, Page 176, described as follows:

Beginning on the southerly margin of Eastland Avenue at the northwest corner of the property conveyed to Aaron B. Brown, Sr. and wife, by deed from Carl Cunningham and wife, as of record in Book 1371, Page 311; thence with said Eastland Avenue westwardly 93.5 feet more or less to the northeast corner of the property conveyed to P.

B. Timmons and wife, by R. K. Patton and wife, as of record in Book 1199, Page 337; thence with Timmons easterly line southwardly 199 feet more or less to the northerly magin of an alley; thence with said alley, eastwardly 93.5 feet more or less to said Aaron Brown's southwest corner; thence with said Brown's westerly line, northwardly 202.5 feet more or less to the beginning.

Being the same property conveyed to Darryl L. Overton, by deed of record in Book 6216, Page 618, and by quitclaim deed of record in Book 6606, Page 461, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1508 Eastland Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said CityFed Mortgage Company, 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 CityFed Mortgage Company, 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 12th day of February, 1990.

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 12th day of February, 1990.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: 5-20-92

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

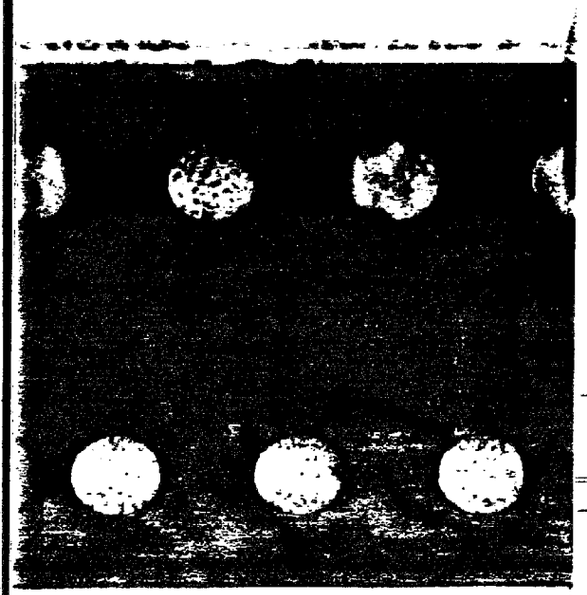
The actual consideration of value, whichever is greater for this transfer is $35,469.00.

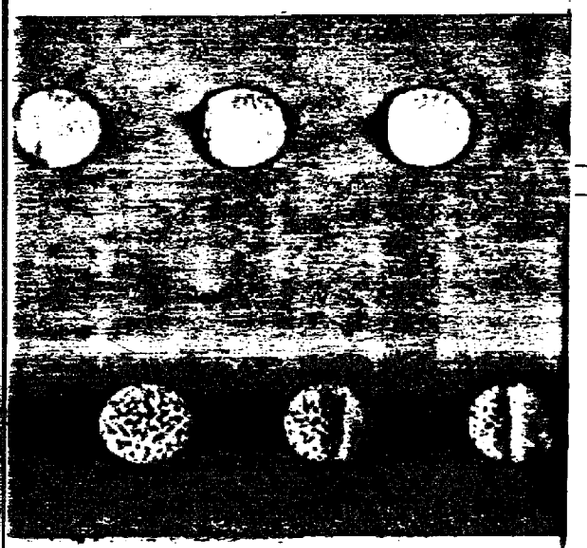
Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of February, 1990.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: 5-20-92





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

RECEIVED OF _____

FOR _____

BOOK 8046 PAGE 604

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 35469.00
CON TX 117.15
PRFEE 1.00
MDEED 6.00
TOTAL 124.15
CHECK 124.15

02/15/90 01 14:51 0001 3256

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

041188

IDENTIF. REFERENCE

FEB 15 2 55 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 293252