This instrument prepared by:
Joseph R. Prochaska
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel No.:
NVR Savings Bank, FSB 111 Ryan Court Pittsburgh, PA 15205	Same	49-15 74 Field Book No.: 12DZ-96824

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into as of this the 15th day of March, 1990, by Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by Deed of Trust dated the 26th day of July, 1984, of record in Book 6353, page 698, Register's Office for Davidson County, Tennessee, (the "Deed of Trust") and rerecorded in Book 6515, page 107, said Register's Office, Fredrick H. Gramling and wife, Geraldine C. Gramling, conveyed to McLean Financial Corporation, Trustee, the hereinafter described real estate, to secure payment to NVR Savings Bank, FSB, successor in interest to McLean Savings & Loan Association of a Note dated July 26, 1984, in the original principal amount of Forty-Five Thousand Four Hundred Fifty Dollars ($45,450) (the "Note"); and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and 30 days notice was given of such default to Fredrick H. Gramling and wife, Geraldine C. Gramling, in the manner required by the terms of said Deed of Trust, but following such notice the default was not cured; and

WHEREAS, the lawful holder of the Note, NVR Savings Bank, FSB, appointed Joseph R. Prochaska to serve as Successor Trustee in place of McLean Financial Corporation in accordance

with the terms of said Deed of Trust by an instrument of record in Book 7860, page 779, Register's Office for said County; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published as provided in the Deed of Trust and Note in The Nashville Record that the property would be sold at 10:30 o'clock a.m. on March 15, 1990, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on February 22, March 1, March 8, 1990, and sent a copy of such notice to Fredrick H. Gramling and wife, Geraldine C. Gramling, and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to NVR Savings Bank, FSB, at the price of Twenty-Three Thousand Four Hundred Dollars ($23,400), this being the highest, last and best bid.

NOW, THEREFORE, I, Joseph R. Prochaska, Successor Trustee as aforesaid, in consideration of the premises and the sum of Twenty-Three Thousand Four Hundred Dollars ($23,400), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto NVR Savings Bank, FSB, its successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate lying and being in the city of Whites Creek of County of Davidson, State of Tennessee, and being lot 9B Deer Meadows, Phase 1, Parcel 9, as of record in Book 5800, page 270, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description:
>
> Being the same property conveyed to Fredrick H. Gramling, by Deed of record in Deed Book 6353, page 695, Register's Office for Davidson County, Tennessee.

The street address of the property is 3435 Tisdall Drive, Whites Creek, Tennessee 37189.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, statutory rights and elected share in the property, expressly waived or relinquished in the Deed of Trust, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to, the following:

(1) Any and all unpaid ad valorem taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements and restrictions as may be applicable, including those which take priority over the Deed of Trust.

(5) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(6) Rights or claims of parties in possession.

(7) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(8) Any other liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the property herein conveyed.

WITNESS the signature of the Successor Trustee as of the day and date first above written.

JOSEPH R. PROCHASKA,
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Pamela L. Kitchens, a Notary Public of the State and County aforesaid, personally appeared JOSEPH R. PROCHASKA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Successor Trustee.

Witness my hand and seal, at office in Nashville, this 27th day of April, 1990.

Notary Public

My commission expires: January 23, 1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Twenty-Three Thousand Four Hundred Dollars ($23,400).

Affiant

Subscribed and sworn to before me this the 27th day of April, 1990.

Notary Public

My commission expires: January 23, 1993

22229

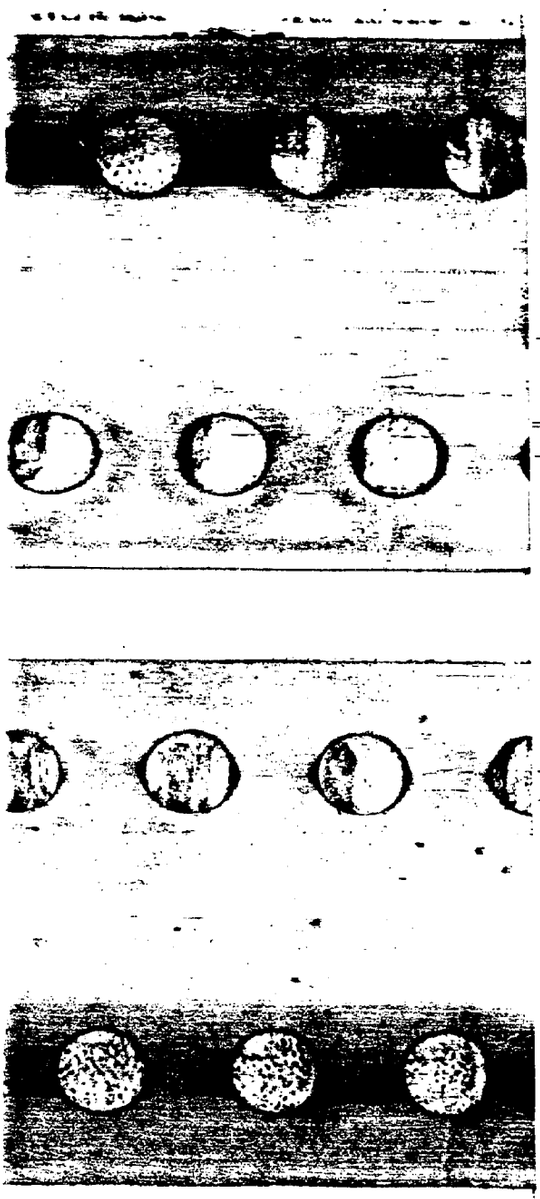
IDENTIF. REFERENCE

APR 27 12 21 PM '90

RUSH

5269 04/27 12:01 03CHECK

3524N/04-27-90



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

RECEIVED OF _____

FOR _____

BOOK 8097 PAGE 384

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	23400.00
			CON TX	77.22
			PRFEE	1.00
			WDEED	12.00
			TOTAL	90.22
			CHECK	90.22
04/27/90	01	12:20	0001	5269

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22229

IDENTIF. REFERENCE

APR 27 12 21 PM '90

DAVIDSON COUNTY

No. 314328