TRUSTEE'S DEED BOOK 8111 PAGE 471

This instrument prepared by:
Adams, Taylor, Philbin, Pigue & Marchetti
One Union Street
Nashville, Tennessee 37201

Michael J. Philbin,
Successor Trustee

to

City Savings Bank, F.S.B.
300 Davidson Avenue
Somerset, New Jersey 08875
SEND TAX BILLS HERE
NO MORTGAGEE

Map #136-13-0
Parcel #049.00
Field Book #2D 41440

2649 05/17 0101 03CHECK 201.40

WHEREAS, Jack B. Allen, Jr. and wife, Lula J. Allen, executed a Deed of Trust on the 28th day of August, 1985, which was recorded in Book 6649, Page 105, Register of Deeds of Davidson County, Tennessee, conveying to Stephen R. Josleyn, Trustee(s), 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 having been recorded in Book 8064, Page 794, Register's of Deeds of Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Michael W. Downing and wife, Wanda Fay Downing, in a deed of record in Book 7230, Page 362, Register's of Deeds of Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Wanda Faye Moore (formerly Wanda Faye Downing), in a deed of record in Book 7798, Page 547, Register's of Deeds of 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 Successor-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, 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: May 14, 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, City Savings Bank, F.S.B., being the highest and best bidder at said sale with a bid of Fifty Eight Thousand Thirty Five and 00/100 Dollars ($58,035.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Fifty Eight Thousand Thirty Five and 00/100 Dollars ($58,035.00), paid by City Savings Bank, F.S.B., 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 City Savings Bank, F.S.B., its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly

described as follows, to-wit:

Being Lot No. 3, Edge-O-Lake Subdivision recorded in Book 3600, Page 87, 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 Jack B. Allen, Jr. and wife, Lula J. Allen, by deed of record in Book 6649, Page 102, and subsequently conveyed to Michael W. Downing and wife, Wanda Fay Downing, by deed of record in Book 7230, Page 362, and subsequently conveyed to Wanda Faye Moore (formerly Wanda Faye Downing), by deed of record in Book 7798, Page 547, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2714 Mossdale Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate together with the appurtances, estate, title and interest thereunto belonging to the said City Savings Bank, F.S.B., 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 City Savings Bank, F.S.B., 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 14th day of May, 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 14th day of May, 1990.

Janice M. Chenault

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 $58,035.00.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of May, 1990.

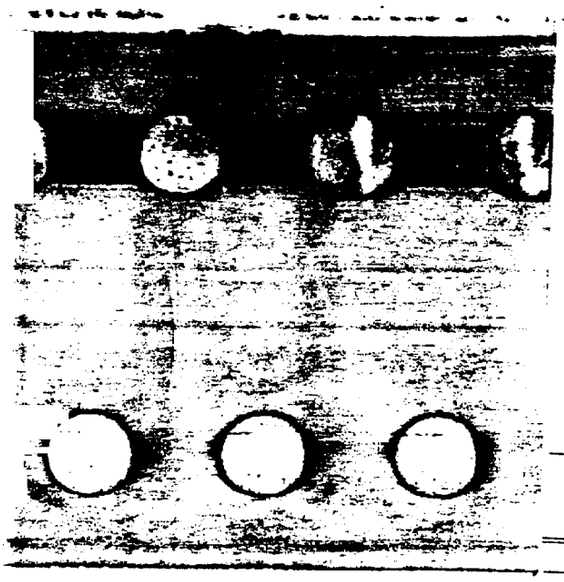
NOTARY PUBLIC

My Commission Expires: 5-20-92

27111

IDENTIFICATION

MAY 17 2 38 PM '90



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

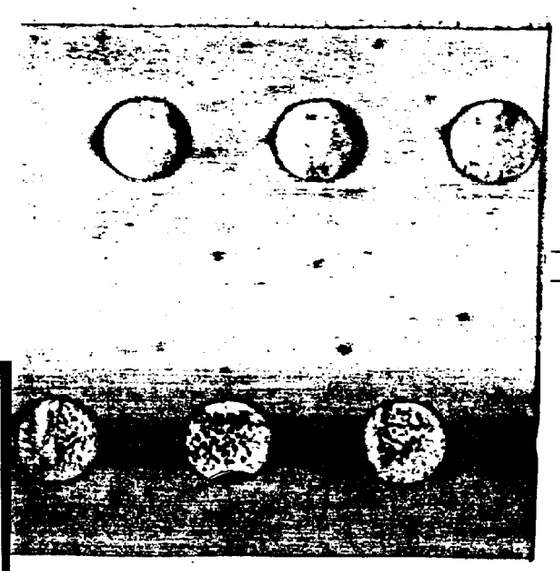
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO 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	58035.00
CON TX	191.40
PRFEE	1.00
MDEED	9.00
TOTAL	201.40
CHECK	201.40

05/17/90 01 14:41 0001 2649

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27111

IDENTIFI REFERENCE

MAY 17 2 38 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 320090