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.:
City Federal Savings & Loan Association 2030 Second Avenue North Birmingham, Alabama 35203	Same	162-16A-43 Field Book No.: 5DU-62905

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on this the 16th day of May, 1990, by Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by Deed of Trust dated the 13th day of February, 1984, of record in Book 6235, page 446, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Danny Lynn McGehee conveyed to Edward Seddon, Trustee, the hereinafter described real estate, to secure payment to Mortgage Trust Company of an Adjustable Rate Note dated February 13, 1984, in the original principal amount of Forty-Four Thousand One Hundred Dollars ($44,100) (the "Note"); and

WHEREAS, the Note and Deed of Trust were assigned by Mortgage Trust Company to City Federal Savings and Loan Association by an Assignment of Deed of Trust of record in Book 6238, page 19, said Register's Office; 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 thirty (30) days notice was given of such default to Danny Lynn McGehee, 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, City Federal Savings and Loan Association, appointed Joseph R. Prochaska to

serve as Successor Trustee in place of Edward Seddon in accordance with the terms of said Deed of Trust by an instrument of record in Book 8088, page 569, 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 A.M. on May 10, 1990, at the South door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on April 19, 1990, April 26, 1990 and May 3, 1990, and sent a copy of such notice to Danny Lynn McGehee, 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 City Federal Savings & Loan Association, at the price of Forty-Four Thousand and 00/100 Dollars ($44,000.00), 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 Forty-Four Thousand and 00/100 Dollars ($44,000.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto City Federal Savings & Loan Association, 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:

> Being a part of the Plan of Mill Creek Club, Phase I, Section I, as of record in Book 4860, Page 11, Register's Office Davidson County, Tennessee the part hereby conveyed being:
>
> UNIT NO. 6, BUILDING NO. 9, known as 6 Sycamore Court, as show [sic] in and described by said Plan;

TOGETHER with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed Establishing a Horizontal Property Regime of Mill Creek Club, Phase I, Section 1, including the By-Laws thereunto attached recorded in Book 4887, page 961, Register's Office for said County, including without limitation such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to Danny Lynn McGehee by a warranty deed from Donald Terry McGehee, of record in Book 6235, page 443, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of any covenant or warranty, expressed or implied, 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 real estate 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 but not limited to (i) that certain plan of record in Book 4860, page 11, Register's Office of Davidson County, Tennessee, and (ii) those certain restrictive covenants filed for record in Book 4887, page 961; Book 5000, page 607; and Book 5101, page 809, said Register's Office.

(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 on this 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 16th day of May, 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 Forty-Four Thousand and 00/100 Dollars ($44,000.00).

Affiant

Subscribed and sworn to before me this the 16th day of May, 1990.

Notary Public

My commission expires: January 23, 1993

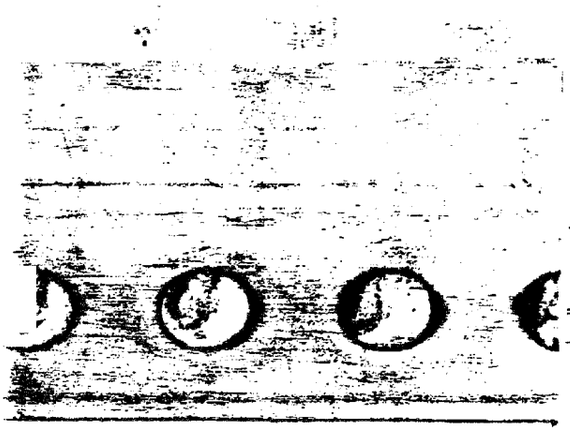
27787

FILED FOR RECORD
May 21 3 51 PM '90

3493 05/21 0101 03CHECK 158.20

3501Z/05-16-90

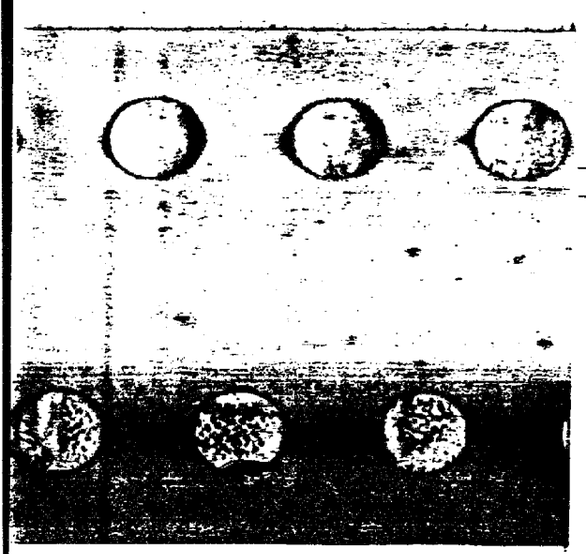
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8113 PAGE 469



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 44000.00
CON TX 145.20
PRFEE 1.00
MDEED 12.00
TOTAL 158.20
CHECK 158.20

05/21/90 01 15:51 0001 3493

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27787

IDENTIFICATION REFERENCE

MAY 21 3 51 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 320919