TRUSTEE'S DEED

JUL 12 3 21 PM '90
FILED FOR RECORD
REGISTER'S OFFICE
DAVIDSON COUNTY, TN
TENNIFER REFERENCE

40980

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 #63-8
Parcel #60
Field Book #04D-30030

7474 07/12 0101 03CHECK 30.10

WHEREAS, Timothy R. Smith and wife, Sandra K. Smith, executed a deed of trust on the 31st day of March, 1986, which was recorded in Book 6822, Page 379, Register's Office of Davidson County, Tennessee, conveying to Stephen R. Josleyn, 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 8105, Page 973, Register's Office 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 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: July 9, 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, in bar of all equities of redemption, the statutory right of redemption, homestead, dower and all other exemptions of every kind, all of 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 SIX THOUSAND NINE HUNDRED SIXTY NINE AND NO/100 DOLLARS ($6,969.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of SIX THOUSAND NINE HUNDRED SIXTY NINE AND NO/100 DOLLARS ($6,969.00), 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 Lots Nos. 1 & 2, Block 2, on the Map of Hadley's Bend City, as of record in Book 421, Page 120, of the Register's Office for said county, and particularly described as follows:

Beginning at the southeast corner of Hadley Bend Boulevard and Cumberland Avenue, with the easterly margin of Cumberland Avenue southwestwardly 50 feet to the corner of Lots 2 & 3; thence with the line between said two lots eastwardly to the southwesterly margin of Hadley Bend Boulevard; thence with said Boulevard, in a northwesterly and westerly direction to the beginning.

Being the same property conveyed to Timothy R. Smith and wife, Sandra K. Smith, by deed of record in Book 6822, Page 376, Register's Office for Davidson County, Tennessee.

This is improved property also known as 323 Hadley's Bend Blvd., Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said real estate together with the appurtenances, 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 9th day of July, 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 9th day of July, 1990.

Janice M. Chang
NOTARY PUBLIC

My Commission Expires: May 20, 1992

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

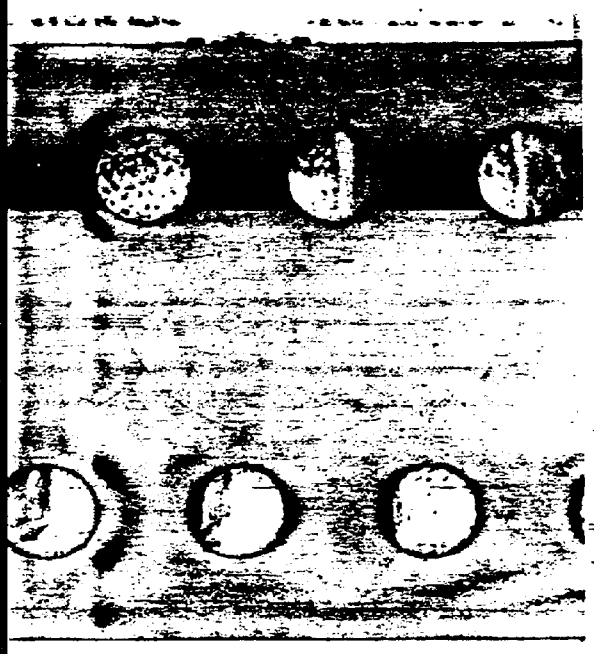
The actual consideration of value, whichever is greater for this transfer is $6,969.00.

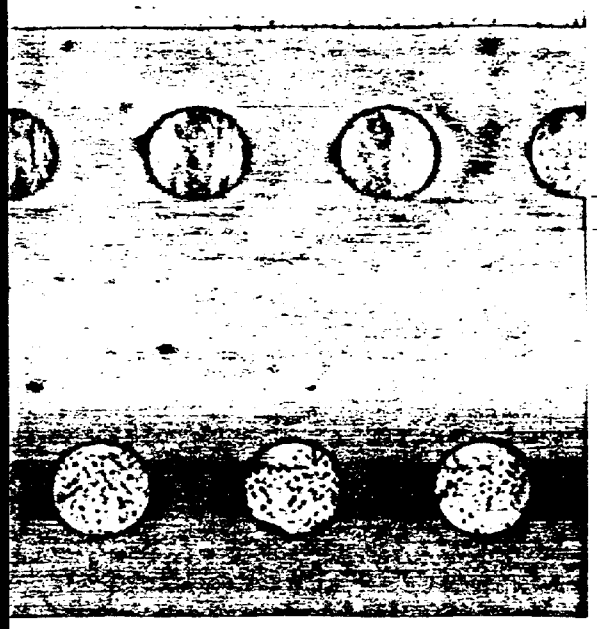
Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of July, 1990.

Janice M. Chang
NOTARY PUBLIC

My Commission Expires: May 20, 1992





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

RECEIVED OF _____

FOR _____

BOOK 8151 PAGE 347

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	6969.00
CON TX	23.10
PRFEE	1.00
WDEED	6.00
TOTAL	30.10
CHECK	30.10

07/12/90 01 - 15:25 0001 9474

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40980

IDENTIFICATION REFERENCE

JUL 12 3 21 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 336327