File Box 44

STATE OF Maryland)
COUNTY OF Baltimore City)

The actual consideration or value, whichever is greater, for this transfer is $32,324.91.

Affiant Lisa Huber, Vice President

Subscribed and sworn to before me, this 15th day of August, 1990.

Notary Public Deborah A. Roche

My Commission Expires: July 1, 1991

This Instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owner as follows:

Bank of Baltimore
3rd Floor
205 W. Centre St.
Baltimore, MD 21201

Send Tax Bills to:

SAME

Map-Parcel Numbers

Map 81-15
Parcel 117

BOOK 8177 PAGE 688

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Herbert Gordon and wife, Anne Gordon, by a Deed of Trust (the "Deed of Trust"), dated June 7, 1988, of record in Book 7569, page 85, Register's Office for Davidson County, Tennessee, conveyed to John H. Lowe, Trustee, the hereinafter described real property to secure the payment of a promissory note (the "Note") fully described in the Deed of Trust, which Note was made by Herbert Gordon and Anne Gordon, was originally payable to Old Stone Credit Corporation of Tn., and was assigned to Bank of Baltimore; and

WHEREAS, Bank of Baltimore, the owner and holder of the Note, removed John H. Lowe, as Trustee under the Deed of Trust, and appointed Justin T. Milam as Successor Trustee by an Appointment of Successor Trustee of record in Book 8145, page 403, Register's Office of said County; and

WHEREAS, default was made in payment of the Note, and such default continued for a period of more than ten (10) days after written notice thereof as provided in the Deed of Trust; and

WHEREAS, the owner and holder of the Note demanded that the Successor Trustee sell the subject property in accordance with the terms of the Deed of Trust; and

WHEREAS, pursuant to instructions of Bank of Baltimore, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record on July 19, 1990, July 26, 1990, and August 2, 1990; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front (South) door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock A.M. on Thursday, August 9, 1990, and Bank of Baltimore (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property at and for the sum of THIRTY-TWO THOUSAND THREE HUNDRED TWENTY-FOUR AND 91/100 ($32,324.91) DOLLARS.

NOW, THEREFORE, Justin T. Milam, in his capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to Grantee, and its successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the map of J. M., T. J. and G. W. Harding's Plan of Record in Book 21, page 80, Register's Office for said County.

Said Lot No. 78 fronts 50 feet on the northerly side of Formosa Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Herbert Gordon by deed from Reed Edmondson and wife, Virginia Watkins Edmondson, of record in Book 5415, Page 468, Register's Office for Davidson County, Tennessee.

The street address of the above-described property is 1814 Formosa Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the aforesaid real estate free from all right of homestead exemption in and equitable redemption of the subject property, the statutory right of redemption, and all right of dower, courtesy, and statutory or elective rights in the subject property, all such rights being waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

IN WITNESS WHEREOF, Justin T. Milam, in his capacity as Successor Trustee, and not otherwise, has set his signature on this 17th day of August, 1990.

Justin T. Milam, Successor Trustee
Justin T. Milam, as Successor Trustee,
and not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin T. Milam, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of August, 1990.

Sue Legg
Notary Public

My Commission Expires: 5-23-94

GORSTD

50523

Aug 17 3 26 PM '90

1228 08/17 0101 03CHECK 116.50

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8177 PAGE 691

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 32324.91
CON TX 106.59
PRFEE 1.00
WDEED 9.00
TOTAL 116.59
CHECK 116.59

08/17/90 01 15:29 0001 1228

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50529

INSTRUMENT REFERENCE

AUG 17 3 26 PM '90

No. 347650