53361

TRUSTEE'S DEED

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

IDENTIFICATION REFERENCE

Aug 29 3 17 PM '90

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 #173-01
Parcel #269
Field Book #05DU 77065

4582 08/29 0101 03CHECK 194.44

WHEREAS, Rudolph V. Brown, unmarried and Johnnie Bond and wife, Bettye M. Bond, executed a deed of trust on the 25th day of July, 1986, which was recorded in Book 6986, Page 564, 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 8145, Page 543, Register's Office of Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Paul B. Berry, Single, in a deed of record in Book 7934, Page 900, Register's Office for 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: August 27, 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 FIFTY SIX THOUSAND EIGHT HUNDRED NINE AND 33/100 DOLLARS ($56,809.33), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FIFTY SIX THOUSAND EIGHT HUNDRED NINE AND 33/100 DOLLARS ($56,809.33), 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. 13-B on the Plan of Monte Carlo Sec. IV as of record in Book 6250, Page 855, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Beginning at a point in the northerly boundary of Cedarcreek Drive at the southeast corner of Lot 13, Monte Carlo, Section 5; thence, following the east line of Lot 13 in a northerly direction 45.97 feet to a point; thence, S 59 deg. 30' 12" W, 124.59 feet to a point; thence S 30 deg. 8' 48" E, 20.21 feet to a point; thence around a curve in a southeasterly direction

39.27 feet to a point; thence, N. 59 deg. 51' 12" E, 99.59 feet to the point of beginning.

Being the same property conveyed to Rudolph V. Brown, Jr. and Johnnie Bond, et ux Bettye M. Bond by deed of record in Book 6986, page 561, the said Johnnie Bond and wife, Bettye M. Bond having conveyed their interest in said property to Rudolph V. Brown, Jr., by quitclaim deed of record in Book 7547, Page 1, and property subsequently conveyed to Paul B. Berry, single, by deed of record in Book 7934, Page 900, Register's Office for Davidson County, Tennessee.

This is improved property also known as 526 Maxine Drive, Nashville, Tennessee 37211.

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 27th day of August, 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 27th day of August, 1990.

Janice M. Cheng
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 $56,809.33.

Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of August, 1990.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: May 20, 1992

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8184 PAGE 979

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 56809.33
				CON TX 187.44
				PRFEE 1.00
				WDEED 6.00
				TOTAL 194.44
				CHECK 194.44
			08/29/90 01	15:19 0001 4582

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5336L

IDENTIFICATION REFERENCE

AUG 29 3 17 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 350963