TRUSTEE'S DEED

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

BOOK 8218 PAGE 268

Michael J. Philbin,
Successor Trustee

to

CityFed Mortgage Company
30 Warder Street
Springfield, Ohio 45501
SEND TAX BILLS HERE
NO MORTGAGEE

Map #71-16
Parcel #204
Field Book #20W 29365

WHEREAS, Richard J. Puncochar and wife, Christine M. Puncochar, executed a deed of trust on the 5th day of March, 1985, which was recorded in Book 6507, Page 638, Register's Office of Davidson County, Tennessee, conveying to Phillip E. Hill, 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 8180, Page 405, Register's Office of Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Cindy D. McKnight, a single person, in a deed of record in Book 7236, Page 492, Register's Office for Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Edward Gentry, in a deed of record in Book 7961, Page 374, 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: October 15, 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, CityFed Mortgage Company, being the highest and best bidder at said sale with a bid of TWENTY FOUR THOUSAND TWO HUNDRED SEVENTY FIVE AND 01/100 DOLLARS ($24,275.01), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of TWENTY FOUR THOUSAND TWO HUNDRED SEVENTY FIVE AND 01/100 DOLLARS ($24,275.01), paid by CityFed Mortgage Company, 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 CityFed Mortgage Company, 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. 110 and the southerly one-half of Lot No. 109 on the plan of Oakwood Park, of record in Book 421, page 12, Register's Office for said County.

Said property fronts 45 feet on the westerly margin of North Sixth Street and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Richard J. Puncochar by deed of record in Book 6504, Page 972, the said Richard J. Puncochar conveyed a one-half undivided interest in said property to Joseph McCallum, by quitclaim deed of record in Book 6750, Page 126, and said property was subsequently conveyed to Cindy D. McKnight, a single person, by deed of record in Book 7236, Page 492, and subsequently conveyed to Edward Gentry, by deed of record in Book 7961, page 374, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1214 North 6th Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said CityFed Mortgage Company, 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 CityFed Mortgage Company, 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 15th day of October, 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 15th day of October, 1990.

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 $24,275.01.

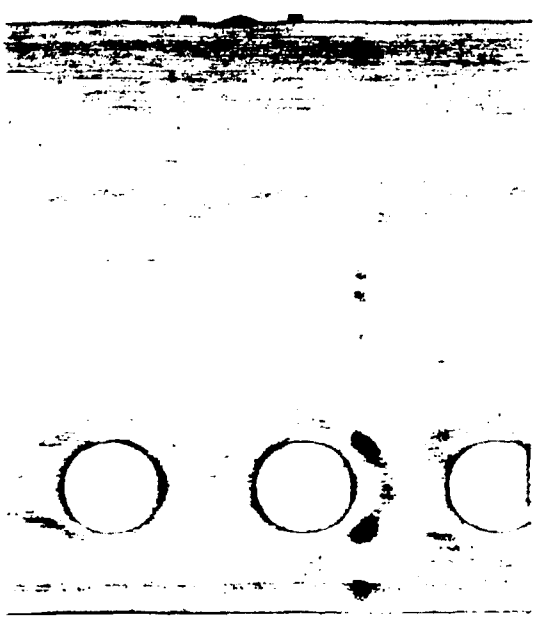
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of October, 1990.

NOTARY PUBLIC

My Commission Expires: May 20, 1992

65246
IDENTIF. REFERENCE
OCT 16 3 34 PM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.
10/16 0102 CHECK
87.19



OFFICIAL RECEIPT

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

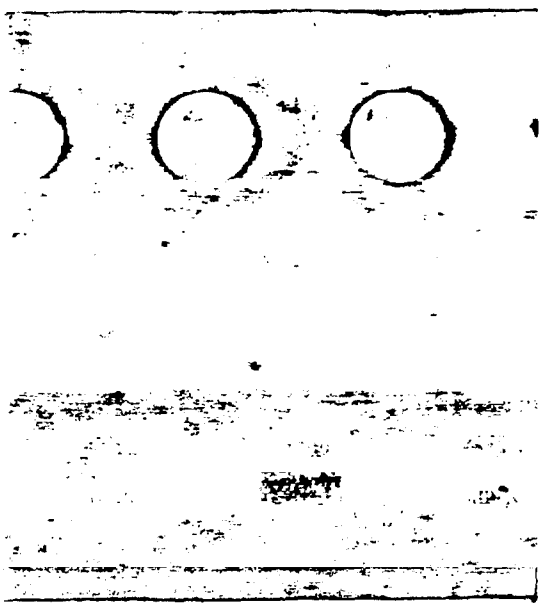
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO 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	24275.01
CON TX	80.19
PRFEE	1.00
WDEED	6.00
TOTAL	87.19
CHECK	87.19

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/16/90 01 15:36 0001 0566

65246

IDENTIF. TREFERENCE

OCT 16 3 34 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 364763