This Instrument Prepared By:
THE LAW OFFICE OF RICHARD MANSON
1314 5th Avenue North
Suite 300, Germantown Center
Nashville, Tennessee 37208
(615) 254-1600

Address of New Owner:	Send Tax Bills To:	Map and Parcel No:
Investors Savings Bank, F.S.B	SAME	92-16-103
2021 Richard Jones Road		
Nashville, TN 37215		

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated January 17, 1989, executed by Sharondale Properties, to Charles W. Bone, Trustee, which is recorded in Book 7755, page 468, Register's Office for Davidson County, Tennessee; and

WHEREAS, Investors Savings Bank, F.S.B., the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 7755, page 468, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Richard Manson, as Substitute Trustee by an instrument of record in Book 8150, page 362, Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Richard Manson, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 P.M., prevailing time, on November 9, 1990 at the front door of the Davidson County Courthouse, Davidson County, Tennessee, to be knocked off and sold

best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, I, Richard Manson, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of ONE HUNDRED EIGHTY SIX THOUSAND THREE HUNDRED FORTY THREE Dollars ($186,343.00) by Investors Savings Bank, F.S.B. (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of ONE HUNDRED EIGHTY THOUSAND THREE HUNDRED FORTY THREE Dollars ($186,343.00) cash in hand paid by the Grantee, I, Richard Manson, Substitute Trustee, have this day bargained and sold and, by the premises, do transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 100 feet of the southerly 172 feet, more or less, of Lot No. 150, on the Plan of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County.
>
> Said part of Lot No. 150 fronts 50 feet on the northerly side of West End Avenue and extends back between parallel lines 172 feet, more or less to an alley.
>
> Being the same property conveyed to Sharondale Properties, a Tennessee General Partnership of Robert T. Phillips, John C. Schroer and Dean F. Chase, by deed from Russell Ray and wife, Mary F. Ray, of record in Book 6302, page 953, Register's Office for Davidson County, Tennessee.

Said property is known as 1910 West End Avenue, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs and assigns forever.

And, I covenant with the said Grantee that I am lawfully seized and possessed of said real property as Substitute Trustee only and, by these terms of the above mentioned Deed of Trust, have a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate that I received as Substitute Trustee and that, as Substitute Trustee, I have the right to sell and convey

THIS sale is subject to all matters shown on any applicable recorded Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any matters of record; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

This 12th day of November, 1990.

RICHARD MANSON
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me Erma Petway, a Notary Public in and for said County and State, Richard Manson, Substitute Trustee, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of November 1990.

Erma Petway
Notary Public

My Commission Expires: 3/26/94

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $86,343.00.

Affiant

Subscribed and sworn to before me on this 12th day of Nov., 1990.

Erma Petway
Notary Public

My Commission Expires: 3/26/94

rt\isbsprop.td

0752 11/28 0101 03CHECK 627.79

NOV 28 3 39 PM '90
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE

75416

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8244 PAGE 864

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 186343.00
CON TX 614.79
PRFEE 1.00
~~MREED 12.00~~
~~TOTAL 627.79~~
CHECK 627.79

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/28/90 01 13:39 0001 0752

75416

IDENTIF. TREFERENCE

NOV 28 1 39 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 376719