Bk 11

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	42-16-68
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 February 13, 1987, executed by Charles C. Harris and wife, Barbara B. Harris, to Charles W. Bone, Trustee, which is recorded in Deed of Trust Book 6405, page 154, Register's Office for Davidson County, Tennessee, and Amended at Book 6482, page 955, said Register's Office; and

WHEREAS, Investors Savings Bank, F.S.B., the owner and holder of the indebtedness secured by said Deed of Trust of record in Deed of Trust Book 6405, page 154, Register's Office for Davidson County, Tennessee, and Amended at Book 6482, page 955, said Register's Office, replaced said Trustee by naming Richard Manson, as Substitute Trustee by an instrument of record in Record Book 8181, page 221, 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 February 15, 1991 at the front door of the Davidson County Courthouse, Davidson County, Tennessee, to be knocked off and sold to the highest, 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 TWO HUNDRED THIRTEEN THOUSAND NINETY Dollars and 75/100 ($213,090.75) 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 TWO HUNDRED THIRTEEN THOUSAND NINETY Dollars and 75/100 ($213,090.75) 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:

> Being a tract of land in the First Civil District of Davidson County, Tennessee, located at the southwest corner of the intersection of Old Hickory Boulevard and Douglas Avenue, being part of Lot No. 1 and all of Lots Nos. 2 and 3 on the Plan of the west part of N.V. Cox Homeplace at Madison, of record in Book 3, page 24, Chancery Court for Davidson County, Tennessee, and being more particularly described as follows:
>
> Beginning at an iron rod in the southerly margin of Old Hickory Boulevard, with the intersection of the easterly margin of the Seaboard Systems Railroad (formerly L & N Railroad); thence, south 87 deg. 48' East, 173.73 feet, leaving said iron rod with the southerly margin of Old Hickory boulevard to an iron rod; thence with a curve to the right having a central angle of 95 deg. 17' 37", a radius of 24.96 feet and length of 41.51 feet, to an iron ron rod in the westerly margin of Douglas Avenue; thence, South 07 deg. 29' 37" West, 84.09 feet, with said margin to an iron rod; thence North 87 deg' West, 212.87 feet, leaving said westerly margin of Douglas Avenue, to an iron rod in the easterly margin of Seaboard Systems Railroad; thence, North 13 deg. 26' 03" East, 113.17 feet, with said margin of railroad to the point of beginning, containing 0.52 acres of land, more or less.
>
> Being the same property conveyed to Charles C. Harris and wife, Barbara B. Harris, by Deed from Thomas E. Stewart, Trustee with full power to sell, transfer and convey without joinder or beneficiaries, of record in Book 6405, page 151, as corrected by deed of correction of record in Book 6638, page 929, Register's Office for Davidson County, Tennessee.
>
> Said property is known as 104 and 108 Douglas Avenue, Madison, 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

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, 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 18th day of February, 1991.

RICHARD MANSON
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, 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 18th day of February, 1991.

Notary Public

My Commission Expires: 11/26/94

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$213,090.75~~ $213,090.75.

J. Stuart Wells
Affiant

Subscribed and sworn to before me on this 18th day of February 1991.

Notary Public

My Commission Expires: 11-26-90

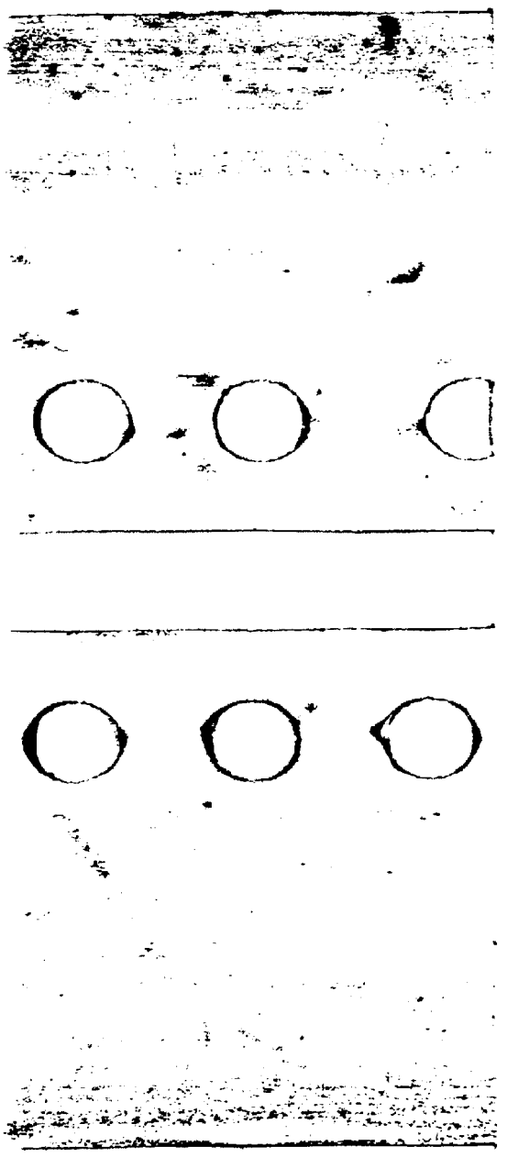
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1103 03/05 0101 03CHECK 716.23

97U37

IDENTIF. REFERENCE

FILED
FEB 19 10 PM '91



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8304 PAGE 16

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MG - 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 213090.75
CON TX 703.23
PRFEE 1.00
WDEED 12.00
TOTAL 716.23
CHECK 716.23

03/05/91 01 12:12 0001 1103

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97037

IDENTIF. REFERENCE

MAR 5 12 10 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY T.C.

No. 401931