BOOK 8348 PAGE 176

TRUSTEE'S DEED

0457 05/08 0101 03CHECK 219.19

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

Michael J. Philbin,
Successor Trustee

to

City Savings, F.S.B.
300 Davidson Avenue
Somerset, New Jersey 08875
SEND TAX BILLS HERE
NO MORTGAGEE

Map #150-14
Parcel #28
Field Book #02DX 06072

WHEREAS, Ellen L. Denney, unmarried, executed a deed of trust on the 29th day of November, 1988, which was recorded in Book 7716, Page 781, 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 8287, Page 902, Register's Office of Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Felix D. Brown and wife, Jacqueline B. Brown in a deed of record in Book 8063, Page 197, 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: May 6, 1991 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, F.S.B., being the highest and best bidder at said sale with a bid of SIXTY FOUR THOUSAND THREE HUNDRED TWENTY ONE AND NO/100 DOLLARS ($64,321.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of SIXTY FOUR THOUSAND THREE HUNDRED TWENTY ONE AND NO/100 DOLLARS ($64,321.00), paid by City Savings, 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, 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. 69B Lake Towne Park, Section 3 of record in Book 6900, Page 355, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ellen L. Denney, unmarried, by deed of record in Book 7716, Page 778, and subsequently conveyed to Felix D. Brown and wife, Jacqueline B. Brown, by deed of record in Book 8063, Page 197, Register's Office for Davidson County, Tennessee.

This is improved property also known as 405 Hickory Timber Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said City Savings, 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, 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 subject to the right of redemption by the Internal Revenue Service by reason of federal tax liens of record in Book 7330, Page 544, and Book 7664, page 781, Register's Office for Davidson County, Tennessee; 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.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 6th day of May, 1991.

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 6th day of May, 1991.

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 $64,321.00.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of May, 1991.

NOTARY PUBLIC

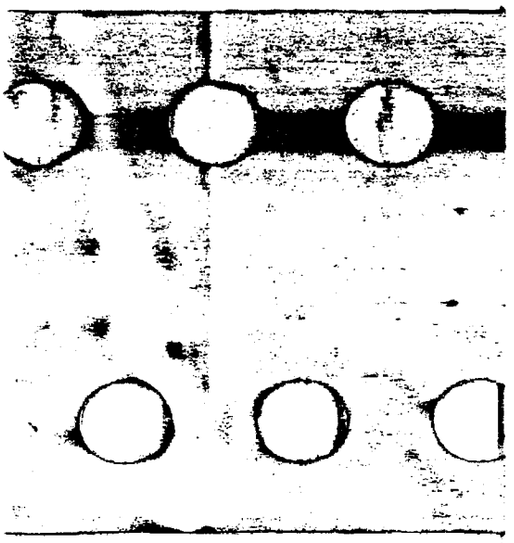
My Commission Expires: May 20, 1992

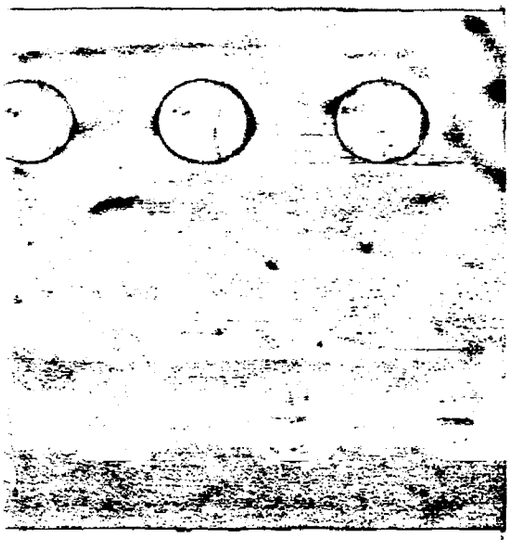
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IDENTIF. TREFERENCE

MAY 8 2 54 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.





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 64321.00
CON TX 212.19
PRFEE 1.00
WDEED 6.00
TOTAL 219.19
CHECK 219.19

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/08/91 01 14:54 0001 0457

IDENTIF. REFERENCE

MAY 8 2 54 PM '91

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

No. 420088