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BOOK 8348 PAGE 11

Owner & Real Property Tax Responsibility: FIRST FEDERAL SAVINGS BANK OF TN. P.O. BOX 1718 TULLAHOMA, TN. 37388	Tax Information: Map: 143 Group: 06A Parcel: 007 Control Map:
This instrument prepared by: Vanessa A. Henry Henry & McCord P. O. Box 538 300 North Jackson St. Tullahoma, TN 37388	

Mail

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the 15th day of July, 1987, of record in the Register's Office of Davidson County, Tennessee, in Trust Deed Book 7299, page 10, Ronald S. Zeitlin and wife Sarah Jean Zeitlin, conveyed to Vanessa A. Henry, Trustee, the hereinafter described real estate to secure a certain promissory note dated the 15th day of July, 1987, executed by Ronald S. Zeitlin and wife, Sarah Jean Zeitlin, in the amount of One Hundred Fifty Nine Thousand Two Hundred DOLLARS ($159,200.00).

WHEREAS, default was made in the payment of said note and the owner and holder thereof having directed the undersigned Trustee to sell said property, as provided by said Deed of Trust, I, Vanessa A. Henry, Trustee, did cause said real estate to be advertised for sale in accordance with the terms and provisions of said Deed of Trust, advertising that said property would be sold at 1:00 o'clock p.m. on May 8, 1991 at the main door at the Courthouse in Nashville, Davidson County, Tennessee to the highest, best, and last bidder for cash, in bar of all equities of redemption, homestead, dower, and all other rights and exemptions of every kind, all of said exemptions being expressly waived in said Deed of Trust but subject to the lien of all taxes assessed against subject property; and at said time and place stated in said Trustee's Notice of Sale of Real estate, and pursuant to said Deed of Trust and said notice, I, Vanessa A. Henry, Trustee, at 1:00 o'clock p.m. on May 8, 1991, offered said property for sale in front of the main door of the Courthouse in

HENRY & McCORD
ATTORNEYS AT LAW
300 NORTH JACKSON ST.
P.O. BOX 538
TULLAHOMA, TENN.
37388

Nashville, Davidson County, Tennessee, at public outcry; and after receiving competitive bids, sold said property to FIRST FEDERAL SAVINGS BANK OF TENNESSEE at the price of TWENTY FIVE THOUSAND AND NO/100---------- DOLLARS ($25,000.00) cash, this being the highest, last, and best bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TWENTY FIVE THOUSAND AND NO/100---------- DOLLARS ($25,000.00), paid by the said FIRST FEDERAL SAVINGS BANK OF TENNESSEE and crediting said sum on the indebtedness secured by said Deed of Trust, I Vanessa A. Henry, Trustee, have this day bargained and sold and by these presents do hereby sell, transfer, and convey unto the said FIRST FEDERAL SAVINGS BANK OF TENNESSEE, its representatives and assigns, that certain tract or parcel of land situated in Davidson County, State of Tennessee, and being more particularly described as follows:

> Tract Four: Being Lot No. 7 on the Plan of Harpeth Trace Estates, Phase I, of record in Book 5200, page 125, Register's Office of Davidson County, Tennessee, as follows:
>
> Said Lot No. 7 fronts 58.2 feet and 11.8 feet on the westerly margin of Harpeth Ridge Drive; and extends back between unparalled lines, the northerly line measuring 146.1 feet; the southerly line measuring 135.0 feet; to a rear line which measures 40.0 feet thereon.
>
> Being the same property conveyed to Sarah Jean Zeitlin by warranty deed of Jack H. Dalton and wife, Jeanetter H. Dalton of record in Book 5670, page 633, Register's Office of Davidson County, Tennessee.

The legal description is the same as that of the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said FIRST FEDERAL SAVINGS BANK OF TENNESSEE, its representatives and assigns, in fee simple, forever, and in bar of all right or equity of redemption, but subject to the unpaid taxes assessed against subject property.

AND I, Vanessa A. Henry, Trustee, do hereby transfer, assign, convey and set over unto FIRST FEDERAL SAVINGS BANK OF TENNESSEE all of the covenants and warranties contained in the

aforesaid Deed of Trust and do hereby warrant the title to said real estate, as fully as I am authorized to do as Trustee, but no further or otherwise.

WITNESS MY HAND this the 8th day of May, 1991.

VANESSA A. HENRY
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, KATHLEEN RENWICK, a Notary Public, Vanessa A. Henry, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this the 8th day of May, 1991.

Kathleen M. Renwick
NOTARY PUBLIC

My Commission Expires: 1/29/95

KATHLEEN M. RENWICK
Notary at Large
State of Tennessee
Commission Expires: January 29, 1995

I, or We, hereby swear or ~~affirm that the~~ actual consideration for this transfer or value of the property transferred, whichever is greater is $25,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

FIRST FEDERAL SAVINGS BANK OF TENN,
By: [signature] V.P.
Affiant

Subscribed and sworn to before me this the 8th day of May, 1991.

Kathleen M. Renwick
Notary Public

My Commission Expires: 1/29/95

KATHLEEN M. RENWICK
Notary at Large
State of Tennessee
Commission Expires: January 29, 1995

RE-RECORD
14759
12916

IDENTIF. REFERENCE
May 16 9 39 AM '91
FELIX Z. [illegible]
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE
May 8 1 34 PM '91
FELIX Z. [illegible]
DAVIDSON COUNTY TN.

0401 05/08 0101 03CHECK 92.50

2606 05/16 0101 03CHECK 9.00

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received

Copy of original receipt

RE-RECORD BOOK 8353 PAGE 53

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

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

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MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	25000.00
CON TX	82.50
PRFEE	1.00
WDEED	9.00
TOTAL	92.50
CHECK	92.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/08/91 01 13:34 0001 0401

IDENTIF. REFERENCE

MAY 8 1 34 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 420032