BOOK 8362 PAGE 435

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	103-5-50
2021 Richard Jones Road		103-5-49
Nashville, TN 37215		103-5-48 103-5-47

18137

RECEIVED FOR RECORD
May 30 12 42 PM 91

TRUSTEE'S DEED

6576 05/30 0101 03CHECK 226.84

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated June 22, 1988, executed by M. Michael Nixon, James T. McLean and Nicholas D. Verban, Jr. to Charles W. Bone, Trustee, which is recorded in Book 7962, Page 837, extended and modified in Book 7962, Page 490 and Book 8192, Page 243, Register's Office for Davidson County, Tennessee.

WHEREAS, Investors Savings Bank, F.S.B., the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 7962, Page 837, Register's Office for Davidson County, Tennessee, replaced saaid Trustee by naming Richard Manson, as Substitute Trustee by an instrument of record in Record Book 8336, page 625, 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 May 28, 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 SIXTY FOUR THOUSAND EIGHT HUNDRED FORTY DOLLARS DOLLARS AND 90/100 ($64,840.90) 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 SIXTY FOUR THOUSAND EIGHT HUNDRED FORTY DOLLARS AND 90/100 ($64,840.90) 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 Lots Nos. 84, 85, 86 and 87 on the Plan of Hillwood Park as of record in Book 3300, Page 28, Register's Office for Davidson County, Tennessee to which reference is made for a more particular description of said Lot.
>
> Being the same property conveyed to Stoneway Associates, a Tennessee Joint Venture, consisting of M. Michael Nixon, Nicholas D. Verban, Jr. and James T. McLean by quitclaim from M. Michael Nixon, Nicholas D., Verban, and James T. McLean of record in Book 7746, Page 262 Register's Office of Davidson County, Tennessee.

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, 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

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 28th day of May, 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 28 day of May, 1991.

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 $64,840.90.

Affiant

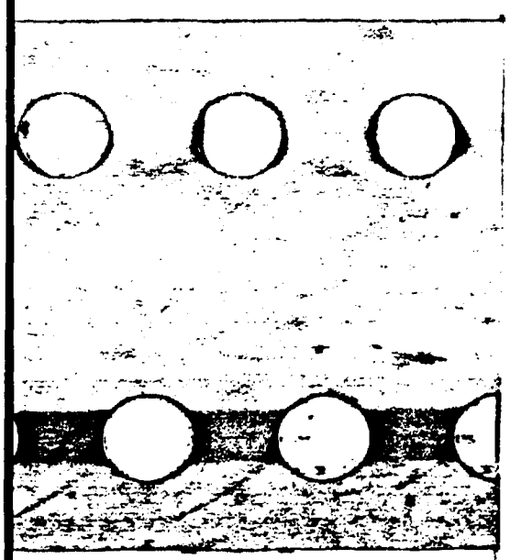
Subscribed and sworn to before me on this 28th day of May, 1991.

Notary Public

My Commission Expires: 3/26/94

rt\isbMoore.td





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8362 PAGE 439

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 64840.90
CON TX 213.84
PRFEE 1.00
~~RECORD~~ 12.00
~~TOTAL~~ 226.84
CHECK 226.84

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/30/91 01 12:44 0001 6576

18137.

IDENTIFICATION REFERENCE

May 30 12 42 PM '91

No. 426131