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: Citizens Savings Bank	SAME	81-15-90
401 Charlotte Avenue		
Nashville,TN 37219		

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated August 21, 1989, executed by Curlie E. McGruder, unmarried, to Rick Davidson, Trustee, which is recorded in Book 7931, page 112, Register's Office for Davidson, Tennessee; and

WHEREAS, Citizens Savings Bank, the owner and holder of the indebtedness of said Deed of Trust of record in Register's Office for Davidson County, Tennessee, Book 7931, Page 112, said Register's Office, replaced said Trustee by naming Richard Manson, as Substitute Trustee by an instrument of record in Book 8306, page 175, 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 A.M., prevailing time, on May 30, 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 NINE THOUSAND FOURTEEN DOLLARS AND 50/100 ($9,014.50) by Citizens Savings Bank_(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 NINE THOUSAND FOURTEEN DOLLARS AND 50/100 ($9,014.50) 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 30 feet of Lot No. 3 and the easterly 10 feet of Lot No. 4 on the Plan of S. A. Champion's Subdivision of certain Lots in the Harding Addition, as of record in Book 161, Page 132, Register;'s Office of Davidson County, Tennessee.
>
> Said parts of said Lots adjoin and front together 40 feet on the northerly side of Heiman Street, and runs back parallel lines, 150 feet to an alley.
>
> Being the same property vested in Curlie E. McGruder by deed from Carlton H. Petway, Trustee, of record in Book 7316, Page 658, Register's Office for Davidson County, Tennessee. Being known as 1906 Heiman Street, 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, 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 4th day of June, 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 4th day of June, 1991.

Notary Public

My Commission Expires: 3/26/94

EURA PETWAY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $89,014.50.

Affiant

Subscribed and sworn to before me on this 4th day of June, 1991.

Notary Public

My Commission Expires: 3/26/94

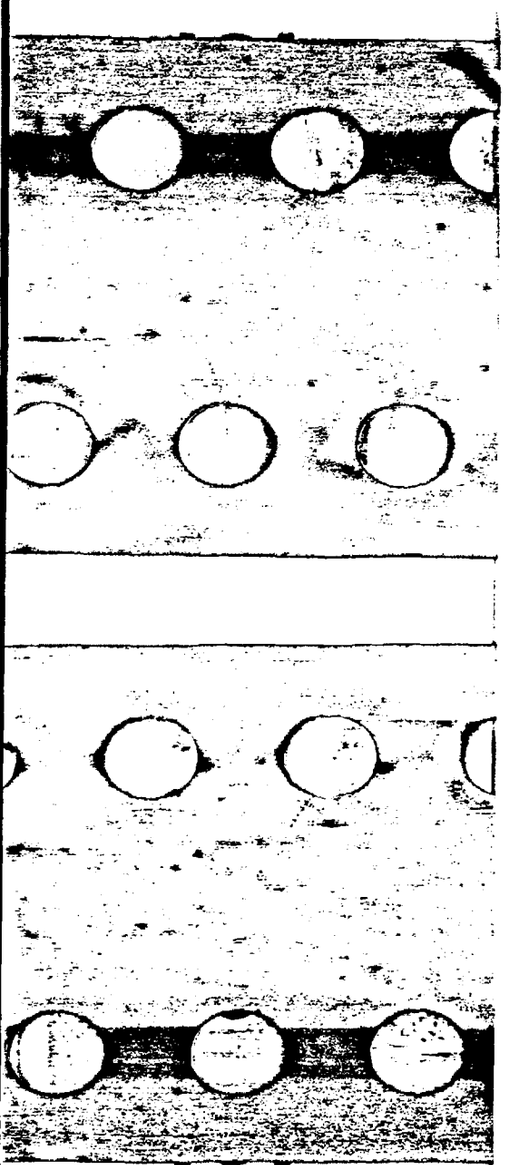
MCGRUDER.td

20549

RECEIVED FOR REFERENCE

JUN 7 1 36 PM '91

1876 06/07 0101 03CHECK 42.70



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8369 PAGE 513

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	9014.50
CON TX	29.70
PRFEE	1.00
WDEED	12.00
TOTAL	42.70
CHECK	42.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/07/91 01 13:37 0001 1876

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TENNTITLE REFERENCE

JUN 7 1 36 PM '91

No. 428943