4577.0

TRUSTEE'S DEED

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

IDENTIFICATION REFERENCE

SEP 10 3 32 PM '91

Michael J. Philbin,
Successor-Trustee

to

City Savings, F.S.B., in
Receivership, Resolution Trust
Corporation, Receiver
300 Davidson Avenue
Somerset, New Jersey 08875
SEND TAX BILLS HERE
NO MORTGAGEE

Map #76-1
Parcel #107
Field Book #04D 90735

WHEREAS, Milton W. Mitchell and wife, Debra L. Mitchell and Gary L. Nelson, Sr. and wife, Robbie Nelson, executed a deed of trust on the 8th day of April, 1986, which was recorded in Book 6825, Page 584, 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 8392, Page 979, Register's Office of 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: September 9, 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 rights or 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., in Receivership, Resolution Trust Corporation, Receiver, being the highest and best bidder at said sale with a bid of SEVENTY THOUSAND THREE HUNDRED THIRTY ONE AND 14/100 DOLLARS ($70,331.14), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of SEVENTY THOUSAND THREE HUNDRED THIRTY ONE AND 14/100 DOLLARS ($70,331.14), paid by City Savings, F.S.B., in Receivership, Resolution Trust Corporation, Receiver, 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., in Receivership, Resolution Trust Corporation, Receiver, 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. 102A on the plan of Tulip Grove Woods Phase 1, Zone Lot Division, Lot Nos. 101, 102 & 103, of record in Book 6250, Page 788, Register's Office for said County.

Said Lot No. 102A fronts 37.91 feet on the westerly margin of Hidden Hill Drive and extends back 390.79 feet on the northerly line and 396.39 feet on the southerly line to a dead line in the rear, measuring 99.59 feet thereon.

Being the same property conveyed to in which an 80% undivided interest was conveyed to Milton W. Mitchell and wife, Debra L. Mitchell and a 20% undivided interest was conveyed to Gary L. Nelson, Sr., by deed of record in Book 6825, Page 581, Register's Office for Davidson County, Tennessee.

This is improved property also known as 519 Hidden Hill Drive, Hermitage, Tennessee 37076.

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., in Receivership, Resolution Trust Corporation, Receiver, 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., in Receivership, Resolution Trust Corporation, Receiver, 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 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 9th day of September, 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 9th day of September, 1991.

Janice M. Chesney
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 $70,331.14.

Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of September, 1991.

Janice M. Chesney
NOTARY PUBLIC

My Commission Expires: May 20, 1992

9503 09/09/91 0104 03CHECK 267.11

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



RECEIVED OF _____

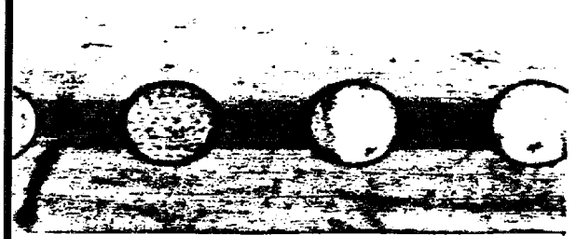
FOR _____

BOOK 8439 PAGE 856

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 70331.14
				CON TX 260.11
				PRFEE 1.00
				WDEED 6.00
				TOTAL 267.11
				CHECK 267.11
09/10/91	01			15:34 0001 9503

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



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IDENTIFICATION REFERENCE

SEP 10 3 32 PM '91

No. 457761