Box 43

BOOK 8475 PAGE 37

TRUSTEE'S DEED

5.8.278.

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

Michael J. Philbin,
Successor-Trustee

to

City Federal Savings Bank, in
Receivership, Resolution Trust
Corporation, Receiver
300 Davidson Avenue
Somerset, New Jersey 08875
SEND TAX BILLS HERE
NO MORTGAGEE

Map #136-16-A
Parcel #35CO
Field Book #02DX 07368

WHEREAS, James P. O'Sullivan, unmarried, executed a deed of trust on the 10th day of July, 1986, which was recorded in Book 6916, Page 645, Register's Office of Davidson County, Tennessee, conveying to Roger K. Yates, Trustee(s), 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 8422, Page 269, Register's Office of Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Marie B. Groom, married, in a Deed of record in Book 7307, Page 879, Register's Office for Davidson County, Tennessee.

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: October 28, 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 hereby expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, City Federal Savings Bank, in Receivership, Resolution Trust Corporation, Receiver, being the highest and best bidder at said sale with a bid of FIFTY NINE THOUSAND THREE HUNDRED EIGHTY NINE AND 33/100 DOLLARS ($59,389.33), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FIFTY NINE THOUSAND THREE HUNDRED EIGHTY NINE AND 33/100 DOLLARS ($59,389.33), paid by City Federal Savings Bank, 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 Federal Savings Bank, 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. 14, Unit 14, Condominium Site Plan, Lots 11-14, 57-62, Section Three, Priest Lake Forest, of record in Plat Book 5800, Page 263, amending Plat Book 5800, Page 161, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James P. O'Sullivan, unmarried, by deed of record in Book 6916, Page 642, and subsequently conveyed to Kurt J. Steckel, married, by quitclaim deed of record in Book 7307, Page 877, and subsequently conveyed to Marie B. Groom, married, by deed of record in Book 7307, Page 879, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2841 Lake Forrest Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said City Federal Savings Bank, 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 Federal Savings Bank, 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 28th day of October, 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 28th day of October, 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 $59,389.33.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of October, 1991.

NOTARY PUBLIC

My Commission Expires: May 20, 1992

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8475 PAGE 39

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	59389.33
CON TX	219.78
PRFEE	1.00
MISC	6.00
TOTAL	226.78
CHECK	226.78

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~10-30-91 01 15453 0001 742~~

5.8.2.7.8

IDENTIFICATION REFERENCE

Oct 30 3 33 PM '91

No. 472112