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 & Parcel No.
Resolution Trust Corp. as Receiver for Investors Federal Savings Bank, F.S.B.	Same	107-13A-14

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated March 29, 1984, executed by Robert J. Erkkila and wife Sherri G. Erkkila, to Delta Title Company, Trustee, which is recorded in Book 6265, page 672, and rerecorded in Book 6278 Page 534, and rerecorded in Book 6281, Page 891 and rerecorded in Book 6292, Page 885, Register's Office for Davidson County, Tennessee; and

WHEREAS, Resolution Trust Corporation as Receiver for City Federal Savings and Loan Association, F.S.B., the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 6265, page 672, and rerecorded in Book 6278, Page 534, and rerecorded in Book 6281, Page 891 and rerecorded in Book 6292, Page 885 Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Richard Manson, as Substitute Trustee by an instrument of record in Book 8462, page 124, 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 10:15 A.M., prevailing time, on November 27, 1991 at the front door of the Davidson County Courthouse, Nashville, 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 Thirty- Four Thousand One Hundred fifty-nine Dollars 65/100 ($ 34,159.65) by 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 Thirty- Four Thousand One Hundred fifty-nine Dollars 65/100 Dollars ($ 34,159.65) 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:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 914 on the plan of Four Maples Condominiums, of record in Book 5200, Page 283, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.
>
> Being the same property conveyed to Robert J. Erkkila and wife, Sherri G. Erkkila, by deed from Barbara J. Raynes, unmarried, of record in Book 6265, Page 659, said Register's Office, and conveyed to Robert J. Erkkila by quitclaim deed from Sherri G. Erkkila, of record in Book 7317, Page 173, said Register's Office.
>
> This property is know as 914 Coarsey Drive, Nashville, 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 29th day of November, 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 29th day of November, 1991.

Kaye Manson Jeter
Notary Public

My Commission Expires: 1/26/94

NOTARY PUBLIC
KAYE MANSON JETER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $34,159.65

Edna Petway
Affiant

Subscribed and sworn to before me on this 29th day of November, 1991.

Kaye Manson Jeter
Notary Public

KAYE MANSON JETER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

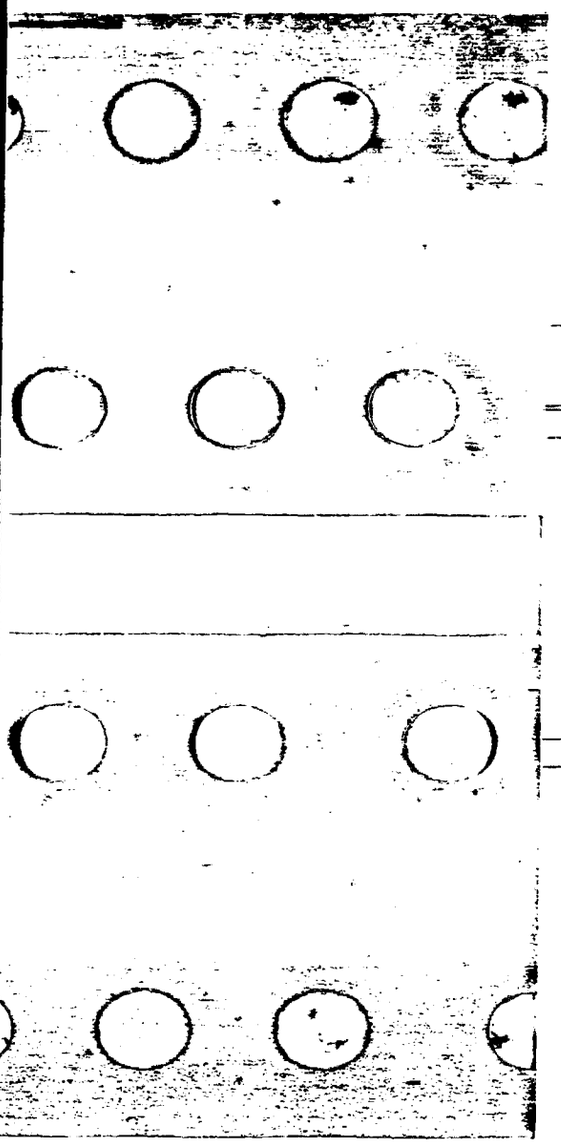
My Commission Expires: 11/26/94

rt\isberkkila.td

9262 12/04 0101 03CHECK 139.54

6.0 7.2 6

Dec 4 10 22 AM '91



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

RECEIVED OF _____

FOR _____

BOOK 8500 PAGE 580

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 34159.65
CON TX 126.54
PRFEE 1.00
WDEED 12.00
TOTAL 139.54
CHECK 139.54

12/04/91 01 10:24 0001 9262

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.6 7.2 6.

TENNESSEE REFERENCE

DEC 4 10 23 AM '91

No. 481831