Box 43

BOOK 8559 PAGE 13

TRUSTEE'S DEED

4596 02/26 0101 03CHECK 144.64

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

Michael J. Philbin,
Successor-Trustee

to

CityFed Mortgage Company f/k/a
The Kissell Company
30 Warder Street
Springfield, Ohio 45501
SEND TAX BILLS HERE
NO MORTGAGEE

Map #105-4
Parcel #35
Field Book #14W 18750

WHEREAS, Rogers Gordon and wife, Annie Gordon, executed a deed of trust on the 6th day of October, 1983, which was recorded in Book 6156, Page 946, Register's Office of Davidson County, Tennessee, conveying to Phillip E. Hill and Leon Sharber, 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 8515, Page 836, 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: February 24, 1992 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, CityFed Mortgage Company f/k/a The Kissell Company, being the highest and best bidder at said sale with a bid of THIRTY SEVEN THOUSAND TWO HUNDRED FORTY FIVE AND 59/100 DOLLARS ($37,245.59), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of THIRTY SEVEN THOUSAND TWO HUNDRED FORTY FIVE AND 59/100 DOLLARS ($37,245.59), paid by CityFed Mortgage Company f/k/a The Kissell Company, 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 CityFed Mortgage Company f/k/a The Kissell Company, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being the easterly part of Lot 115 and the westerly part of Lot 117, Trimbles Addition to Nashville, of record in Book 19, Page 220, Register's Office for Davidson County, Tennessee.

Said portion of Lot 115 and 117 fronts together 37 1/2 feet on the southerly margin of Trimbel Street and extend back 160 feet between parallel lines to an alley in the rear.

Being the same property conveyed to Rogers Gordon and wife, Annie Gordon, by deed of record in Book 5736, Page 857, Register's Office for Davidson County, Tennessee.

This is improved property also known as 21 Trimble Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said CityFed Mortgage Company f/k/a The Kissell Company, 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 CityFed Mortgage Company f/k/a The Kissell Company, 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; including the right of redemption by the Internal Revenue Service, Special Procedures Section, by reason of federal tax liens of record in Lien Book 6844, Page 482, Lien Book 6884, Page 860, Lien Book 8297, Page 698, Register's Office for Davidson County, Tennessee; and the right of redemption by the Department of Employment Security by reason of a state tax lien of record in Book 6572, Page 850, Register's Office for Davidson County, Tennessee; 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 24th day of February, 1992.

87188 IDENTIF. REFERENCE FEB 26 2 53 PM '92 FELIX Z. WILSON REGISTER DAVIDSON COUNTY TENN.

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 24th day of February, 1992.

Janice M. Cheng
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: May 20, 1992

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $37,245.59.

Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of February, 1992.

Janice M. Cheng
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY

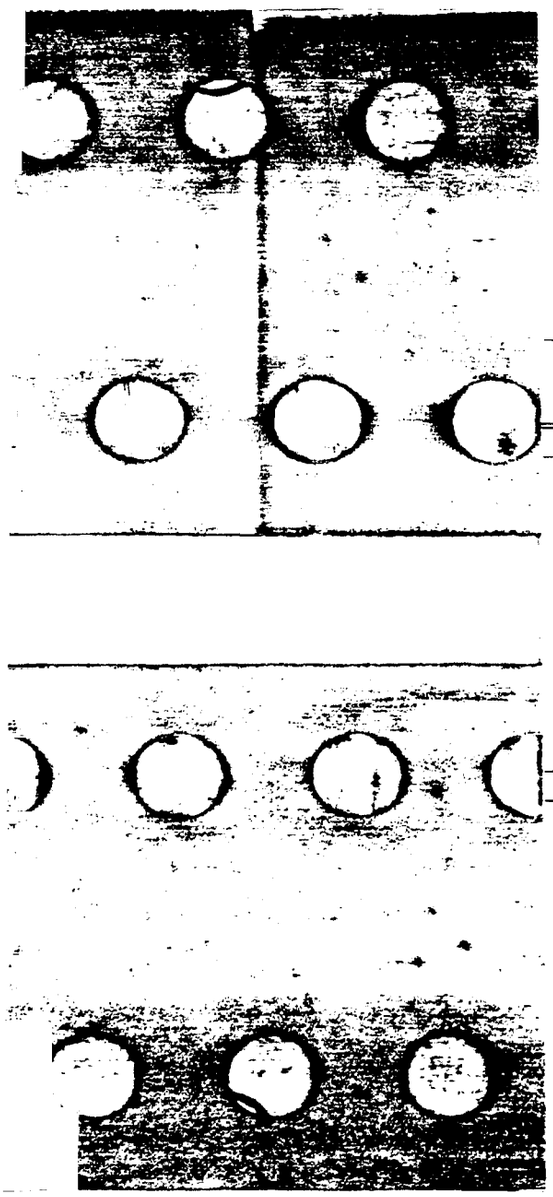
My Commission Expires: May 20, 1992

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8559 PAGE 15

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 37245.59
CON TX 137.64
PRFEE 1.00
WDEED 6.00
TOTAL 144.64
CHECK 144.64

02/26/92 01 14:54 0001 4596

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87188

IDENTIF. REFERENCE

FEB 26 2 53 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 505119