Box 43

TRUSTEE'S DEED BOOK 8619 PAGE 224

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

Michael J. Philbin, Successor-Trustee	
to	Map #42-7-A Parcel #52CO Field Book #11D 92928
CityFed Mortgage Company f/k/a The Kissell Company 30 Warder Street Springfield, Ohio 45501 SEND TAX BILLS HERE NO MORTGAGEE	

WHEREAS, Jeff McClain and Gretchen McClain, his wife, executed a deed of trust on the 30th day of June, 1982, which was recorded in Book 5908, Page 182, Register's Office of Davidson County, Tennessee, conveying to Phillip E. Hill, 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 8471, Page 463, Register's Office of Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Susan Leo, unmarried, in a deed of record in Book 6022, Page 392, Register's Office for Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Danny R. Kent and wife, Robin M. Kent, in a deed of record in Book 6228, Page 83, Register's Office for Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Vikki Lynn Beaird, in a deed of record in Book 8247, Page 975, Register's Office for 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: May 4, 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, (including 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 FIFTY TWO THOUSAND FIVE HUNDRED SIXTY AND 77/100 DOLLARS ($52,560.77), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FIFTY TWO THOUSAND FIVE HUNDRED SIXTY AND 77/100 DOLLARS ($52,560.77), 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 Lot No. 216 on the plan of the Revised Phase Two, Heritage Square, as of record in Plat Book 5200, Page 378, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeff McClain and wife, Gretchen McClain, by deed of record in Book 5908, Page 179, and subsequently conveyed to Susan Leo, unmarried, by deed of record in Book 6022, Page 392, and subsequently conveyed to Danny R. Kent and wife, Robin M. Kent, by deed of record in Book 6228, Page 83, and subsequently conveyed to Vikki Lynn Beaird, by deed of record in Book 8247, Page 975, Register's Office for Davidson County, Tennessee.

This is improved property also known as 857 Heritage Circle, Madison, Tennessee 37115.

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; 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 4th day of May, 1992.

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 4th day of May, 1992.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: May 20, 1992

JANICE M. CHENG NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $52,560.77.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of May, 1992.

NOTARY PUBLIC

My Commission Expires: May 20, 1992

NOTARY PUBLIC

0 7 7 6 5

IDENTIFICATION REFERENCE

MAY 5 3 27 PM '92

LOIS Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3901 05/05 0101 03CHECK 204.62

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8619 PAGE 227

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 52560.77
CON TX 194.62
PRFEE 1.00
WDEED 9.00
TOTAL 204.62
CHECK 204.62

05/05/92 01 15:27 0001 3901

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 7.7 6 5

IDENTIFICATION REFERENCE

MAY 5 3 27 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 528168