Successor Trustee's Deed

This instrument prepared by:

BOOKER & JONES, P.C.
1319 Fifth Avenue North
Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel No.:
Citizens Savings Bank and Trust Co., Inc. 401 Charlotte Avenue Nashville, TN 37219	Owner	34-2 59

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into on this 6th day of May, 1992 by Susan Short Jones, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by Deed of Trust dated the 4th day of February, 1987, of record in Book 7130 page 585, Register's Office for Davidson County, Tennessee, as amended by the Modification, Extension and Additional Advance Agreement, of record in Book 8311,page 79 and Book 8430, page 511 said Register's Office (the "Deed of Trust"), Memorial Bible International, Inc., Sam Martz and wife, Valda Martz conveyed to Henry Hill, Trustee and Rick Davidson, Substitute Trustee, respectively, the hereinafter described real estate, to secure payment to Citizens Savings Bank and Trust of a certain indebtedness described in the Deed of Trust (the "Indebtedness"); and

WHEREAS, the Indebtedness became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the Indebtedness secured by the Deed of Trust declared the Deed of Trust to be in default and notice was given of such default to Memorial Bible International Inc., Sam Martz and wife, Valda Martz, but following such notice the default was not cured; and

WHEREAS, the lawful holder of the Indebtedness, Citizens Savings Bank and Trust, appointed Susan Short Jones to serve as Successor Trustee in place of Henry Hill and Rick Davidson in accordance with the terms of the Deed of Trust by an instrument of record in Book 8585, page 209, said Register's Office; and

WHEREAS, the lawful holder of the Indebtedness, Citizens Savings Bank and Trust, directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in the Nashville Record that the property would be sold at 1:00 p.m. April 30, 1992, at the front door of the Davidson County Courthouse in Nashville, Tennessee, such advertisement appearing in said paper on April 2, 1992, April 9, 1992, and April 16, 1992 and a copy of such notice was sent to Memorial Bible International Inc., Sam Martz and wife, Valda Martz and following such notice the default was not cured; and

WHEREAS, due notice of such sale was given to the Department of Employment Security for the State of Tennessee, who had filed a state tax lien on said property, as required by law; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Citizens Savings Bank and Trust Company, Inc., at the price of One Hundred and Eighteen Thousand Four Hundred and Eighty Eight and 67/ hundredths Dollars ($118,488.67), this being the highest, last and best bid.

NOW, THEREFORE, I, Susan Short Jones, Successor Trustee as aforesaid, in consideration of the premises and the sum of $118,488.67, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Citizens Savings Bank and Trust Company Inc. its, successors and assigns (the "Grantee") all of my right, title and interest in and to the following described real estate, together with any and all improvements, fixtures, appurtenances, easements, and privileges thereunto belonging, of whatever nature or kind erected or hereinafter erected therein or thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Being Lot 31 on the Map of Shepherd Hills, Section 1, as of record in Book 2331, page 46, Register's Office for said County.

Said Lot No. 31 fronts 167.5 feet on the northeasterly side of Shepherd Hills Drive and runs back 388.5 feet on the southeasterly line and 443.12 feet on the northwesterly line to a dead line in the rear on which it measures 57.85 feet thereon.

Being the same property conveyed to Valda Martz by Quitclaim Deed from Harold F. Roll, Trustee, of record in

Book 6605, page 922, Register's Office of Davidson County, Tennessee.

This is improved property.

The street address of the property is 101 Shepherd Hills Drive, Nashville, Tennessee 37115

The Property is being sold AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS BEING SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

To have and to hold the aforesaid real estate, together with all improvements thereon as described above, free of all rights of equitable and statutory redemption, homestead, dower, curtesy and all other exemptions of every kind, all of which were waived in the Deed of Trust, but only to the extent provided in, said Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following to the extent applicable on the date hereof:

(1) Any and all unpaid real and personalty taxes, plus penalty and interest, if any. Such taxes will not be pro-rated. Grantee assumes full liability for such taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled, which take priority over the Deed of Trust upon which this foreclosure sale is had.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such prior easements, building lines, records plans and restrictions as may be applicable.

(5) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(6) Rights or claims or parties in possession.

(7) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(8) Any and all deeds of trust and/or fixture filings which take priority over the Deed of Trust upon which this foreclosure sale is had.

(9) Any and all other matters, including, without limitation, liens, easements, restrictions, claims, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust under which the foreclosure was held.

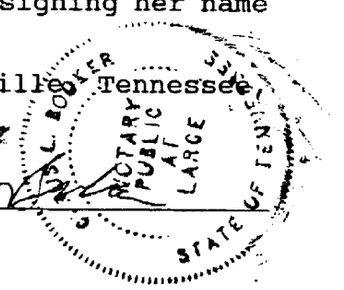
WITNESS the signature of the Successor Trustee on this the day and date first above written.

Susan Short Jones,
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Cyrus Booker, a Notary Public of the State and County aforesaid, personally appeared Susan Short Jones, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Successor Trustee, and that she as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 6th day of May, 1992.



Notary Public

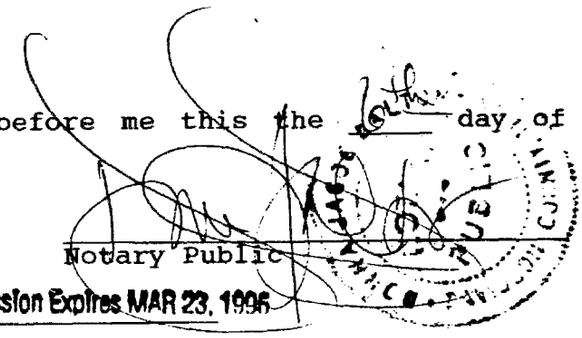
My Commission Expires: January 22, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is One Hundred and Eighteen Thousand Four Hundred and Eighty Eight and 67/ Hundredths Dollars ($118,488.67).

William A. Collier
Affiant

Subscribed and sworn to before me this the 6th day of May, 1992.



Notary Public

My Commission Expires: My Commission Expires MAR 23, 1996

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08515

IDENTIFICATION REFERENCE

MAY 7 2 [illegible] PM '92

[illegible]
DAVIDSON COUNTY, TN

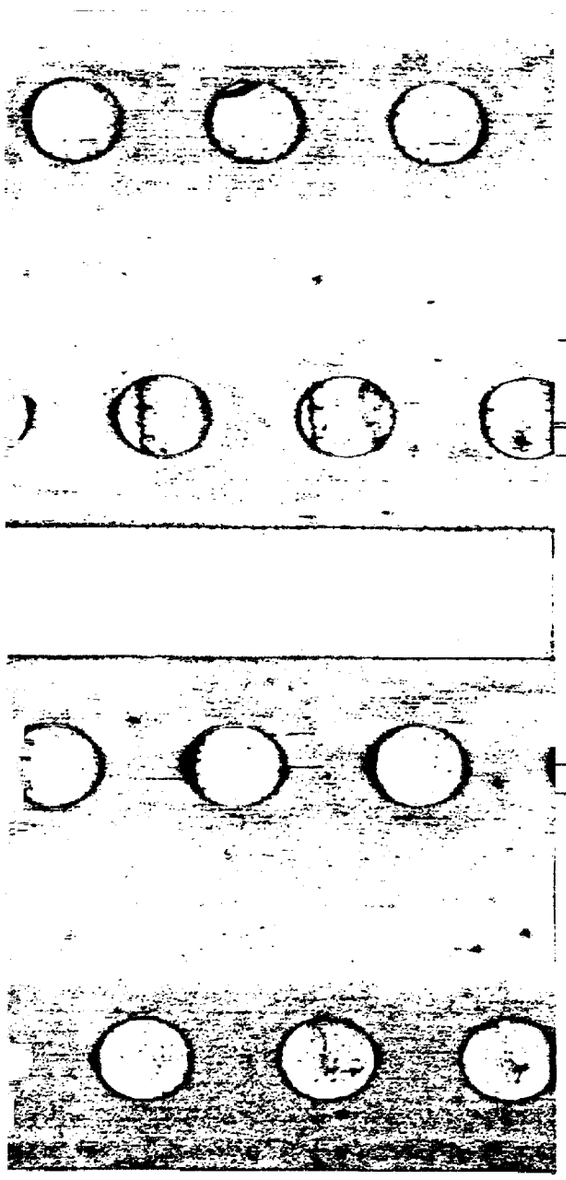
PICK-UP

4729 05/07 0101 03CHECK 454.45

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8621 PAGE 418

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 118488.67
				CON TX 438.45
				PRFEE 1.00
				WDEED 15.00
				TOTAL 454.45
				CHECK 454.45
05/07/92	01			14:45 0001 4729

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0851 5

INDEXED REFERENCE

MAY 7 2 [illegible] '92

DAVIDSON COUNTY, TN

No. 528979