Box 43

TRUSTEE'S DEED

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

BOOK 8923 PAGE 685

Michael J. Philbin,
Successor-Trustee

to

Educators Credit Union
1701 21st Avenue South
P. O. Box 120729
Nashville, Tennessee 37212-0729
SEND TAX BILLS HERE
NO MORTGAGEE

Map #82-8
Parcel #373
Field Book #27W 18735

WHEREAS, Edward P. Lassan and wife, Judy Lassan and Steven M. Lassan and wife, Ella Lassan, executed a deed of trust on the 31st day of March, 1989, which was recorded in Book 7814, Page 983, Register's Office of Davidson County, Tennessee, conveying to Larry R. Williams, 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 8879, Page 449, 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: April 19, 1993 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, borrower having waived all right of equitable and statutory redemption of the Property and having also relinquished all right of dower, curtesy and statutory or elective rights in the Property, all of which were expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, Educators Credit Union, being the highest and best bidder at said sale with a bid of TWENTY FIVE THOUSAND TWO HUNDRED FIFTY SEVEN AND 31/100 DOLLARS ($25,257.31), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of TWENTY FIVE THOUSAND TWO HUNDRED FIFTY SEVEN AND 31/100 DOLLARS ($25,257.31), paid by Educators Credit Union, 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 Educators Credit Union, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being the westerly 45 feet of the southerly 150 feet of Lot No. 55 on the Map of Stratton & Seymour's Addition to Edgefield, as of record in Book 57, Page 23, Register's Office for said County.

Said part of said lot fronts 45 feet on the north side of Chickamauga Street or Avenue and runs back between parallel lines along the east margin of Johnson Avenue or Laurent Street, 150 feet to a dead line or alley in the rear.

LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Being the same property conveyed to Edward P. Lassan and Steven M. Lassan, by Installment Deed of record in Book 6363, Page 470, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1001 Chickamauga Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Educators Credit Union, 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 Educators Credit Union, 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; 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 19th day of April, 1993.

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 19th day of April, 1993.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: July 27, 1996

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $25,257.31.

Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of April, 1993.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: July 27, 1996

NOTARY PUBLIC JANICE M. CHENG DAVIDSON COUNTY, TENN.

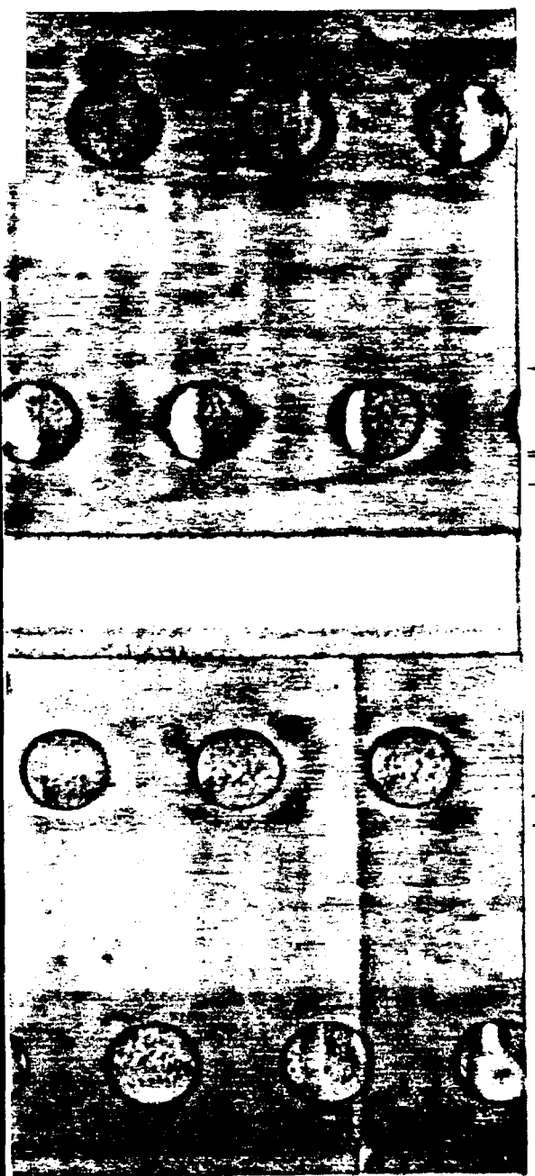
12095

IDENTIFICATION REFERENCE

APR 22 3 34 PM '93

DAVIDSON COUNTY, TN

3260 04/22 0101 23CHECK 102.61



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

RECEIVED OF _____

FOR _____

BOOK 8923 PAGE 687

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 25257.31
				CON TX 93.61
				PRFEE 1.00
				WDEED 8.00
				TOTAL 102.61
				CHECK 102.61
			04/22/93 01	15:35 0001 8260

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1209.5

IDENTIFICATION REFERENCE

APR 22 3 34 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 642978