This instrument prepared by:
Richard D. Speight
Goodpasture, Carpenter, Woods & Sasser, Attys.
Nsshville, Tennessee 37201

Speight
SEND TAX BILLS TO
SECURITY FEDERAL
2700 FRANKLIN ROAD
NASHVILLE, TENN.

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PW

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 3, 1974, and recorded in Book 4831, Page 394, Register's Office for Davidson County, Tennessee, Frank N. Webb and wife, Rita Webb, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a note dated June 27, 1974, in the amount of $445,000.00, payable to Security Federal Savings & Loan Association, of Nashville, on or before August 1, 1975. The rate of interest being 9 1/2%.

WHEREAS, default was made in the payment of said note and the lawful owner having called upon Everett A.Covington, Jr. Trustee, to advertise the property hereinafter described for sale pursuant to the provisions of said Deed of Trust, the Trustee did, therefore, in pursuance of the authority vested in him as Trustee, and pursuant to the terms and provisions of the said Deed of Trust, advertise the hereinafter described property by publication of notice of sale thereof in the Nashville Record, a newspaper published in Davidson County, Tennessee, for the sale of said property on Tuesday, September 30, 1975, at 12:00 noon, at the front and south door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind, but subject to all unpaid taxes;

And in pursuance of said notice of sale, the Trustee, at the time and place fixed therein, offered the herein described property for sale to the highest and best bidder for cash and sold said property to the Security Federal Savings & Loan Association for $459,735.50 (FOUR HUNDRED FIFTY NINE THOUSAND SEVEN HUNDRED THIRTY FIVE DOLLARS AND FIFTY CENTS), this being the highest and best bid received therefor.

The owner and holder of the indebtedness for which the property was sold having applied the amount of the bid necessary to pay its said note, as of the date of sale, the Trustee has this day bargained and sold, and does hereby sell, transfer

and convey to the Security Federal Savings & Loan Association, a corporation, of Nashville, Tennessee, its successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Parkway Annex, as of record in Book 4715, Page 103, Register's Office for said County, described as follows:

Beginning at point, this point being an iron pin set in the southern boundary of Two Mile Parkway, at the northeastern corner of the Metropolitan School Board property; thence South 45 deg. 38 min. East, 375.00 feet along the southern boundary of Two Mile Parkway to an iron pin; thence South 44 deg. 22 min. West, 348.07 feet bounded by the Rivergate Development Company property to an iron pin; thence North 02 deg. 46 min. West 511.64 feet bounded by the Metropolitan School Board property to an iron pin; thence being the point of beginning.

Being the same property conveyed to Webb Homebuilders, Inc. by deed from Rivergate Development Company, a limited partnership, of record in Book_____, Page_____, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, unto the said Security Federal Savings & Loan Association, of Nashville, a corporation, its successors and assigns, in fee simple forever, in bar of the equity of redemption, homestead and dower and all other exemptions of every kind, but subject to all unpaid taxes, and subject to a certain Deed of Trust of record in Book 4831, Page 398, Register's Office of Davidson County, Tennessee.

And the Trustee does hereby transfer, assign and set over to the said Security Federal Savings & Loan Association, of Nashville, a corporation, its successors and assigns, all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as Trustee, but no further or otherwise.

WITNESS my hand this 1st day of October, 1975.

Everett A. Covington Jr.
TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Undersigned, a Notary Public in and for said County, and State, the within named Everett A. Covington, Jr., Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he as such Trustee executed the within instrument for the purposes therein contained.

Wintess my hand and official seal at Nashville, Tennessee, this 1st day of October, 1975.

Hugh J Bradley
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 29, 1979

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $459,735.50.

Everett A. Covington Jr.
AFFIANT

Sworn to and subscribed before me this 1st day of October, 1975.

Hugh J Bradley
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 29, 1979

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IDENTIFICATION REFERENCE

OCT 20 1 54 PM '75

FEE REGISTER
DAVIDSON COUNTY, TENN.

OCT20 75	CONV	*	.00		
OCT20 75	S'TAX			A* 1,195.22	
OCT20 75	PR'FEE			A* .50	
OCT20 75	W'DEED			A* 6.00	* 1,201.72