This Instrument Prepared By:

Richard D. Speight
Goodpasture, Carpenter & Woods
Nashville, Tennessee

Map 119-7-
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TRUSTEE'S DEED BOOK 5831 PAGE 369

WHEREAS, by Deed of Trust dated September 26, 1977, recorded in Book 5201, page 796, Register's Office for Davidson County, Tennessee, James O. Taylor and wife, Patricia L. Taylor conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a note dated September 16, 1977 in the amount of $29,400.00 payable to Security Federal Savings and Loan Association of Nashville, in monthly installments of $236.67 each, with interest at nine percent per annum; and,

WHEREAS, default was made in the payment of said note, the lawful owner called upon Everett A. Covington, Jr., Trustee, to advertise the property for sale pursuant to the provisions of said Deed of Trust. The Trustee did, therefore, pursuant to the authority vested in him as Trustee, and pursuant to the terms and provisions of the said Deed of Trust, advertise the property by publishing a notice of sale in the Nashville Record , a newspaper published in Davidson County, Tennessee, advertising the sale of the property on December 4, 1981 at 12:00 noon at the Courthouse in Nashville , 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 any lien which take priority as a matter of law.

Pursuant to said notice of sale, the Trustee, at the time and place fixed therein, offered the property for sale to the highest and best bidder for cash and sold said property to Security Federal Savings & Loan Association of Nashville for the sum of $30,000.00 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 note, as of the date of sale, the Trustee has this day bargained and sold, and does hereby sell, transfer and

convey unto their successors and assigns, the following described real estate located in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Rosewood Estates, Section 1, of record in Book 4955, page 29, Register's Office for said County.

Said Lot 30 fronts 62.5 feet on the northerly margin of Peachtree Street, and runs back between lines, 143.83 feet on the easterly side and 173.64 feet on the westerly side to a broken line in the rear on which it measures a total of 87.30 feet.

Being the same property conveyed to James O. Taylor and wife, Patricia L. Taylor by deed from Cool Valley Corporation of record in Book 5201, page 794, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said Security Federal Savings and Loan Association of Nashville, their 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 any liens taking priorty as a matter of law.

And the Trustee does hereby transfer, assign and set over to the said Security Federal Savings & Loan Association of Nashville, their 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 11th day of Dec. 1981.

Everett A. Covington Jr.
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 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.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of Dec. 1981.

NOTARY PUBLIC

My Commission Expires: 8-31-85

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value of this transfer, whichever is greater, is $30,000.00.

Affiant

Sworn to and subscribed before me this 11th day of Dec. 1981.

NOTARY PUBLIC

My Commission Expires: 8-31-85

ADDRESS OF NEW OWNER:
Security Federal Savings & Loan Assn.
P.O. Box 15917, 4235 Hillsboro Rd.
Nashville, TN 37215

SEND TAX BILLS:
Same as owner

Map

MAIL END

G 72308

TOGETHER WITH REFERENCE

Dec 16 2 15 PM '81

REGISTER

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

RECEIVED OF _____

FOR _____

BOOK 5831 PAGE 372

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

30000.00- CO
76.50 CO TX
.50 PRFE
9.00 MDEED
CHECK 37.50-
3426A12/16/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

672308

IDENTIF. REFERENCE

DEC 16 2 15 PM '81

REGISTER
DAVIDSON COUNTY, TENN.

No. 858333