Return To: Security Federal Savings & Loan Association
P. O. Box 15917 4235 Hillsboro Road
Nashville, Tennessee 37215

133 - 12-3 1/2
KA

This Instrument Prepared By:

Richard D. Speight
Goodpasture, Carpenter, Woods,
Speight & Parker
Suite 1911, One Commerce Place
Nashville, Tennesse 37239-0114

BOOK 5872 PAGE 64

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 30, 1981, recorded in Book 5727, page 173, Register's Office for Davidson County, Tennessee, James H. and Elizabeth Brewer conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a note dated March 30, 1981 in the amount of $57,750.00 payable to Security Federal Savings and Loan Association of Nashville, as shown therein, and,

WHEREAS, default was made in the payment of said note, the lawful owner called up Everett A. Covington, Jr., Trustee, to advertise the property for sale pursuant to the provisions of the 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 The Nashville Record, a newspaper published in Davidson County, Tennessee, advertising the sale of the property on April 6, 1982 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 bidder for cash and sold said property to Security Federal Savings & Loan Associaton of Nashville for the sum of $ 50,000.00 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 Security Federal Savings & Loan Associaton of Nashville/ their successors and assigns, the following described real estate located in Davidson County, State of Tennessee, and more particularly described as follows:

> Being Lot No. 52 on the Plan of Addition to Greenwood Hills, Section 3, as of record in Book 5200, page 33, Register's Office for said County.
>
> Said Lot No. 52 fronts 35.0 feet on the westerly margin of Kay Court and extends back 174.83 feet on the southerly line and 153.99 feet on the northerly line to a broken line in the rear on which it has a total measurement of 150.48 feet.
>
> Being part of the same property conveyed to James H. Brewer and wife, Elizabeth Brewer, by Quitclaim Deed from Joel H. Moseley, Trustee, with full power, of record in Book _____, Page _____, Register's Office for said County.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said Security Federal Savings & 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 priority 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 7th day of April, 1982.

Everett H. Carrington 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 7th day of April, 1982.

Linda L. Ferguson
Notary Public

LINDA L. FERGUSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

8-31-85

State of Tennessee

County of Davidson

The actual consideration or value of this transfer, whichever is greater, is $ 50,000.00 .

Affiant

Sworn to and subscribed before me this 7th day of April, 1982.

Linda L. Ferguson
Notary Public

LINDA L. FERGUSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

8-31-85

IDENTIF. REFERENCE

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.

Apr 12 4 16 PM '82

68763

1489 04/12 139.50- CHECK

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

RECEIVED OF _____

FOR BOOK 5872 PAGE 67

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
			50000.00- CO	
			130.00 CO TX	
			.50 PRFEE	
			5.00 WDEED	
			CHECK	139.50-
1489A04/12/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.6.7 6 9

IDENTIF. REFERENCE

FEB 12 4 17 PM '82

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

No. 875645