MAP 117-11
Par 65
mail

This Instrument Prepared By:

Richard D. Speight
SPEIGHT & PARKER
Fifth Floor, U. S. Bank Building
Fourth Avenue and Church Street
Nashville, Tennesse 37219

SEND TAX BILLS TO:
SECURITY FEDERAL SAVINGS
and LOAN ASSOCIATION
4235 HILLSBORO ROAD
NASHVILLE, TN. 37215

BOOK 5983 PAGE 282

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 30, 1981, recorded in Book 5739, page 863, Register's Office for Davidson County, Tennessee, Stephen M. Chiafos conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated April 30, 1981 in the amount of $29,300.00 payable to Security Federal Savings and Loan Association of Nashville, as shown therein, and,

WHEREAS, default occurred in the terms and conditions of said Note and/or deed of trust, the lawful owner called on 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 Nashville Record, a newspaper published in Davidson County, Tennessee, advertising the sale of the property on December 17, 1982 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 ASSOCIATION OF NASHVILLE,

for the sum of $27,599.00 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 toward payment of its Note and its permissable expenses and fees incurred 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 ASSOCIATION 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 Unit No. E-1 on the Plat of Villager East Condominiums, of record in Plat Book 5200, page 235, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Stephen M. Chiafos, by deed from Andrews Properties, Inc. and Cherokee Properties, Inc., 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, subject to any exceptions noted herein and shown of record, but no further or otherwise.

OFFICIAL RECEIPT

WITNESS my hand this 17th day of December, 1982.

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 17th day of December, 1982.

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

Linda L. Ferguson
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 $27,599.00.

Everett A. Covington Jr.
Affiant

Sworn to and subscribed before me this 17th day of December, 1982.

STATE OF TENNESSEE LINDA L. FERGUSON NOTARY PUBLIC AT LARGE

Linda L. Ferguson
Notary Public

My Commission Expires:

8-31-85

IDENTIF. REFERENCE

H 23254

DEC 28 2 38 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

12/28 21:20

7557

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

RECEIVED OF _____

FOR _____ BOOK 5983 PAGE 285

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
			27559.00- CO	
			71.76 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	81.26-
			7657A12/28/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 23254

IDENTIF. REFERENCE

DEC 28 2 38 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 917857