BOOK 6020 PAGE 429

This Instrument Prepared By:

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

Name & Address New Owner:

Security Federal Savings & Loan Assoc.
of Nashville
P.O. Box 150809, 4235 Hillsboro Rd.
Nashville, TN 37215

MAP 81-11
Par - 396 JJ

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 6, 1980, recorded in Book 5610, page 232, Register's Office for Davidson County, Tennessee, Susan B. Montgomery and husband, N. Eddie Montgomery conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated June 6, 1980 in the amount of $35,000.00 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 March 2, 1983 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 $ 15,000.00 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 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 the northerly 50 feet of Lot No. 307 of the Plan of D. T. McGavock's and other Addition, as of record in Book 21, page 41, Register's Office for said County.
>
> Said part of said lot fronts 50 feet on the easterly side of 16th Avenue North and extends back between parallel lines along the southerly margin of Cockrill Street, 170 feet to an alley.
>
> Being the same property conveyed to Susan B. Montgomery, married, by deed from David Edney and wife, Lura D. Edney, of record in Book 5559, page 73, 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.

WITNESS my hand this 2nd day of March, 1983.

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 2nd day of March, 1983.

Linda L. Ferguson
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:

8-31-85

State of Tennessee

County of Davidson

The actual consideration or value of this transfer, whichever is greater, is $15,000.00.

Everett A. Covington Jr.
Affiant

Sworn to and subscribed before me this 2nd day of March, 1983.

Linda L. Ferguson
Notary Public

My Commission Expires:

8-31-85

NOTARY PUBLIC AT LARGE

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
MAR 14 2 20 PM '83
IDENTIF. REFERENCE MAIL EXCL
H 3 5 9 2 0

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6020 PAGE 432

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			15000.00- CO	
			39.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	48.50-
		3074A03/14/63	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 35920

IDENTIF. REFERENCE!

MAR 14 2 20 PM '63

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 935037