This Instrument Prepared by:

John M. Jordan, Attorney
Third Floor, Braswell Building
4235 Hillsboro Road
Nashville, Tennessee 37215

Same

Name and Address of New Owners:
Security Federal Savings and
Loan Association of Nashville
P.O. Box 150809
Nashville, TN 37215

Map and Parcel No.
52-4 - 164

TRUSTEE'S DEED

BOOK 6315 PAGE 502

WHEREAS, by Deed of Trust dated August 29, 1977, recorded in Book 5191, page 403, Register's Office for Davidson County, Tennessee, Everett L. Starks and wife, Marcia L. Starks conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated August 29, 1977, in the amount of $29,900.00 payable to Security Federal Savings and Loan Association of Nashville, as shown therein; and,

WHEREAS, Everett L. Starks and wife, Marcia L. Starks entered into a Modification and Assumption Agreement of record in Book 5432, page, 586, Register's Office for Davidson County in which Oscar M. Litton and wife, Mary E. Litton, became the obligors on the Note and Deed of Trust and the owners of the real property; and,

WHEREAS, Union Trust Company has been appointed Substitute Trustee by the owner and holder of said Note by an instrument of record in Book 5191, page 403, Register's Office for said County;

WHEREAS, default occurred in the terms and conditions of said Note and/or deed of trust, the lawful owner called on Union Title Co., Substitute Trustee, to advertise the property for sale pursuant to the provisions of the Deed of Trust. The Substitute Trustee did, therefore, pursuant to the authority vested in him as Substitute 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 June 12, 1984 at the Courthouse in Davidson County, Tennessee,

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 any and all taxes, liens, restrictions, restrictive covenants, easements, setback lines, encumbrances and right pertaining thereto which may affect the property.

Pursuant to said notice of sale, the Substitute 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 and Loan Association of Nashville for the sum of $30,500, this being the highest and best bid received therefore.

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 Substitute Trustee has this day bargained and sold, and does hereby sell, transfer and convey unto Security Federal Savings and 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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Arrowhead Estates, Revised, Section 1, as of record in Book 4955, page 27, Register's Office for said county.

Said Lot No. 14 fronts 59.35 feet on the westerly side of Cheyenne Boulevard and extends back between parallel lines 139.80 feet to a dead line; the margin of the same southerly, 56.00 feet to a concrete monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve 39.03 feet to a concrete monument in the northerly margin of Tusculum Road; thence with the margin of the same westerly, 112.28 feet to the point of beginning.

Being the same property conveyed to Oscar M. Litton, Jr., and wife Mary E. Litton, by deed from Marbut Glenn Gaston, Jr., Trustee 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 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 put in previous writing. BOOK 6315 PAGE 504

And the Substitute Trustee does hereby transfer, assign and set over to the said Security Federal Savings and 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 Substitute Trustee, subject to any exception noted herein and shown of record, but no further or otherwise.

WITNESS my hand this 12th day of June, 1984.

12099

T
IDENTIF. REFERENCE

JUN 14 9 59 AM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

RUSH

UNION TITLE COMPANY

BY: _____
John M. Jordan

State of Tennessee

County of DAVIDSON

Before me, Starla Pearson, a Notary Public of the State and County aforesaid, personally appeared John M. Jordan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of the Union Title Company, the within bargainor, a corporation, and that he as such Executive Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Executive Vice President.

Witness my hand and seal, at Office in Nashville, Tennessee this 13th day of June, 1984

_____
Notary Public

My Commission Expires: 1-20-85

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

State of Tennessee

BOOK 6315 PAGE 505

County of

The actual consideration or value of this transfer, whichever is greater, is $ 30,500.00 .

Steve L. Langley
Affiant

Sworn to and subscribed before me this 12th day of June, 19 84 .

Karla Pierson
Notary Public

My Commission Expires: 1-20-85

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6315 PAGE 506

FOR _____

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
			30500.00- CAMT.	
			79.30 CSTAX	
			.50 PRFEE	
			12.00 MISC	
			CHECK	91.80-
5009A06/14/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 29099

IDENTIF. REFERENCE

JUN 14 9 59 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0044309