85-10

This Instrument Prepared by:
John M. Jordan, Attorney
Third Floor, Braswell Building
4235 Hillsboro Road
Nashville, Tennessee 37215

Name & Address New Owner:
Security Federal Savings & Loan Assoc.
of Nashville
P.O.Box 150809, 4235 Hillsboro Rd.
Nashville, TN 37215

119-14-168 / 6DA-32226

TRUSTEE'S DEED

BOOK 6629 PAGE 890

WHEREAS, by Deed of Trust dated January 24, 1983, recorded in Book 6000, page 244, Register's Office for Davidson County, Tennessee, J. Whitney Conviser, unmarried conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated January 24, 1983, in the amount $41,850.00 payable to Security Federal Savings and Loan Association of Nashville, as shown therein; and,

WHEREAS, Union Title Company has been appointed Substitute Trustee by the owner and holder of said Note by an instrument of record in Book 6602, page 321, 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 August 12, 1985 at the Courthouse in Davidson County, 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 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 $43,775.00, 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. 1 on the Plat of Mashburn Heights Subdivision, Section 2, of record in Plat Book 1825, page 93, Register's Office for said County.

Said Lot No. 1 fronts 75.0 feet on the southerly margin of Thompson Lane and extends back between parallel lines 166.7 feet on the westerly line, and 143.4 feet on the easterly line, to a line on the rear on which it measures 77.6 feet.

Being the same property conveyed to J. Whitney Conviser, by deed from James E. Hodge, Trustee, of record in Book 4719, page 792, said Register's Office.

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.

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 August, 1985.

UNION TITLE COMPANY

BY: _____
John M. Jordan

State of Tennessee

County of Davidson

Before me, the undersigned, 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 12th day of August, 1985.

_____
Notary Public

My Commission Expires: July 17, 1988

State of Tennessee

County of Davidson

The actual consideration or value of this transfer, whichever is greater, is $43,775.00.

_____
Affiant

Sworn to and subscribed before me this 12th day of August, 1985.

_____
Notary Public

My Commission Expires: July 17, 1988

28378

IDENTIFICATION REFERENCE

AUG 14 9 35 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENC.

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6629 PAGE 893

FOR _____

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

43775.00- CAMT.
113.88 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 123.38-
7203A08/14/85 BAL. .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28378

IDENTIFICATION REFERENCE

AUG 14 9 35 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 163160