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

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

93-5-4
Par 25 JS

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 28, 1983, recorded in Book 6046, page 846, Register's Office for Davidson County, Tennessee, Ben J. Teague, unmarried conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated April 28, 1983, in the amount $240,600.00 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 6667, page 388, 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 October 24, 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 $200,000.00, 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 part of Lot No. 163 on the Original Plan of Nashville, not of record, described as follows:

BEGINNING on the westerly margin of 8th Avenue North, formerly Spruce Street, as widened, at a point 265½ feet, more or less, south of the soutehrly margin of Church Street, said point being the southeast corner of the property formerly owned by Bransford Realty Company and R.W. Grizzard; thence with the westerly margin of said Avenue southwardly 50 feet to the northeast corner of the property of the Sunday School Board of the Southern Baptist Convention; thence with their northerly line westwardly 165 feet, more or less, to the easterly margin of 9th Avenue North; thence with the same northwardly 50 feet to the southwest corner of said Bransford Realty Company and R.W. Grizzard property; thence with the southerly line of same eastwardly 165 feet, more or less, to the beginning.

BEING the same property conveyed to Ben J. Teague, unmarried, by deed from James B. Longacre and wife, Jo Wells Longacre, of record in Book 6046, page 843, Register's Office for Davidson County, Tennessee.

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 25th day of October, 1985.

UNION TITLE COMPANY

BY: _____
John M. Jordan

RECEIVED FOR REFERENCE
'85 OCT 25 PM
DAVIDSON COUNTY, TN
MAIL EMP.

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 25th day of October, 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 $200,000.00.

_____
Affiant

Sworn to and subscribed before me this 25th day of October, 1985.

_____
Notary Public

My Commission Expires: July 17, 1988

10/29 809.50- CHECK

1277

OFFICIAL RECEIPT

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

RECEIVED OF _____

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

520.50 .50 BOOK 6695 PAGE 112
9.00
CHECK 529.50
1277A10/29/85 BNL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 8 4 3

IDENTIFICATION REFERENCE

Oct 29 2 21 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 186615