This Instrument Prepared by:

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

SEND TAX BILLS TO
Name and Address of New Owner:

Security Federal Savings & Loan
Association
P. O. Box 150809
Nashville, TN 37215

MAP 92-13
PAR 149 & W

TRUSTEE'S DEED

BOOK 6754 PAGE 197

WHEREAS, by Deed of Trust dated March 15, 1985, recorded in Book 6516, page 854, Register's Office for Davidson County, Tennessee, Thornton Dewayne McMillan and wife, Iris C. McMillan conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated March 15, 1985, in the amount of $23,500.00 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 6728, page 599, 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 December 30, 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 $23,000.00, 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 Lot No. 9 of Block 12 on the Map of Charlotte Park Company's Second Addition of record in Plat Book 57, page 160, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the southerly margin of Park Avenue (formerly First Avenue) and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Thornton Dewayne McMillan and wife, Iris C. McMillan by deed from Security Federal Savings and Loan Association of Nashville of record in Book 6516, page 851, Register's Office, 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 30th day of December, 1985.

BOOK 6754 PAGE 199

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 30th day of December, 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 $23,000.00.

JAN 2 3 11 AM '86
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

6 5 7 5 6

MAIL EXTE

_____
Affiant

Sworn to and subscribed before me this 30th day of December, 1985.

_____
Notary Public

My Commission Expires: July 17, 1988

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6754 PAGE 200

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

23000.00- CART.
69.30 CSTAX
.50 PREC
9.00 MISC
CHECK 69.30-
2213A01/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6579 6

IDENTIFT REFERENCE

JAN 2 3 37 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN

No. 207061