REO 86-03

Box 46 Send TAX BILLS

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

MAP 33-14
Parcel 34

TRUSTEE'S DEED BOOK 6808 PAGE 632

WHEREAS, by Deed of Trust dated Novemeber 21, 1980, recorded in Book 5684, page 296, Register's Office for Davidson County, Tennessee, Paul M. Finholt, Jr., unmarried, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated November 21, 1980, in the amount of $72,000.00 payable to Security Federal Savings and Loan Association, 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 6771, page 46, 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 newpaper published in Davidson County, Tennessee, advertising the sale of the property on March 7, 1986 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 Savings and Loan Association of Nashville, for the sum of $80,486.41, 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

4E59 [illegible] CHECK

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:

Being Lot No. 32 on the Plan of Pleasant Hills, of record in Book 2900, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 85.61 feet on the north side of Cunniff Parkway and extends back 514.58 feet on the east line and 360 feet on the west line to a dead line in the rear on which it measures 208.4 feet.

Being the same property conveyed to Paul M. Finholt, Jr., by deed from Paul M. Finholt, of record in Book 5035, page 285, 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 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 17th of March, 1986.

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 Union Title Company, the with bargainor, a corporation, and the 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 17th day of March, 1986.

My Commission Expires: 7/17/88

_____
Notary Public

State of Tennessee)
County of Davidson)

The actual consideration or value of this transfer, whichever is greater, is $80,486.41.

Randy Meigs
Affiant

Sworn to and described before me this 17th day of March, 1986.

Virginia Farmer
Notary Public

My Commission Expires: 7/17/88

VIRGINIA FARMER NOTARY PUBLIC STATE OF TENNESSEE

84572

IDENTIFICATION REFERENCE

MAR 20 9 30 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6808 PAGE 635

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

80486.41- CONT.
205.30 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 214.30-
4859A03/20/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84572

IDENTIFICATION REFERENCE

MAR 20 9 30 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 229130