This Instrument Prepared by:
Kristine M. Hanson, Attorney
Suite 206, 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 64-16-A
Par 101 Is

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 29, 1983, recorded in Book 6204, page 803, Register's Office for Davidson County, Tennessee, Leonard Primm, Trustee, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated December 29, 1983, in the amount of $46,650.00 payable to Security Federal Savings and Loan Association, as shown therein, and,

WHEREAS, on the 27th day of April, 1984, Edward R. Sabato and wife, Clarise C. Sabato entered into a Modification and Assumption Agreement of record in Book 6310, page 84, said Register's Office in order to assume responsibility for the indebtedness; 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 6830, page 106, 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 May 8, 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 Federal Savings and Loan Association of Nashville for the sum of $40,000.00, 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:

> Being Unit No. 101 on the Plat of Jackson Meadow, Phase I, Section I, of record in Plat Book 5200, page 362, Register's Office for the said County, to which reference is hereby made for a more complete and accurate description of said unit, together with an undivided interest in all common areas.
>
> Being part of the same property conveyed to Leonrd Primm, Trustee, by Deed from Security Federal Savings and Loan Association of Nashville, of record in Book 6204, page 679, 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 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 8th of May, 1986.

UNION TITLE COMPANY

BY: Kristine M. Hanson

Kristine M. Hanson

State of Tennessee)
County of Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kristine M. Hanson, 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 she as such Executive Vice President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Executive Vice President.

Witness my hand and seal, at Office in Nashville, Tennessee this 8th day of May, 1986.

My Commission Expires: 3-8-89

Stella L. Lampley
Notary Public

State of Tennessee)
County of Davidson)

The actual consideration or value of this transfer, whichever is greater, is $40,000.00.

Kristine M Hanson
Affiant

Sworn to and described before me this 8th day of May 1986.

Stella L. Lampley
Notary Public

My Commission Expires: 3-8-89

9 9 7 6 3

IDENTIFICATION REFERENCE

MAY 12 2 04 PM '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 6854 PAGE 69

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
			40000.00- CAMT.	
			104.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	113.50-
2889405/12/86			BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99763

IDENTIFICATION REFERENCE

MAY 12 2 04 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 246742