This Instrument Prepared By:
Patricia Spicer Carden, Atty
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

SUBSTITUTE TRUSTEE'S DEED

ADDRESS NEW OWNER:	MORTGAGEE:	TAX I.D. NO.
Guaranty Federal Savings & Loan Association 2012 Second Avenue North Birmingham, AL 35203	None	4D12726 086-16-0-078.00

BOOK 6981 PAGE 127

WHEREAS, on the 29th day of December, 19 83, Roy F. Bragg was named Trustee in a Deed of Trust of even date executed by Federal Home Builders, Inc., conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 40,000.00, said Deed of Trust being recorded in Book 6929, page 75, and modified in Book 6929, page 75, and Book _____, page _____, all in the Register's Office for Davidson County, Tennessee.

WHEREAS, Real Security, Inc., was appointed Substitute Trustee under the said Deed of Trust by instrument recorded in Book 6929, page 147 in the Register's Office for Davidson County, Tennessee; and Real Security, Inc., Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving 21 days' notice by three successive publications, namely: July 31, 1986, August 7, 1986, August 14, 1986, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the rights of redemption, dower and homestead as provided in said Deed.

PURSUANT to said advertisement on August 21, 1986, at 11:33 a.m., at the front door of the Courthouse in Davidson County, Tennessee, it, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for and in bar of the hereinabove mentioned equities, as provided in said Deed of Trust, at which time Guaranty Federal Savings & Loan Association, submitted the highest and best bid in the amount of $ 13,966.21.

NOW THEREFORE, in consideration of the premises, Real Security, Inc., Substitute Trustee, does hereby sell and convey to Guaranty Federal Savings and Loan Association, its successors and assigns in fee simple,

09/17 45.70- CHECK

2906

and in bar of all equities above mentioned, the following described real property, to-wit:

Land in Davidson County, Tennessee being Lot No. 74 on the plan of Valley Grove Subdivision, Section 5, of record in Book 5200, page 582, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more particulars.

Real Security, Inc., Substitute Trustee, conveys to Guaranty Federal Savings & Loan Association, all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in it under said Deed of Trust hereinabove referred to and not as an individual.

Executed this 21st day of August, 1986.

42891

IDENTIFICATION REFERENCE
SEP 17 10 48 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

REAL SECURITY, INC., SUBSTITUTE TRUSTEE

By: Patricia Spicer Carden
Patricia Spicer Carden, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Patricia Spicer Carden, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be President of Real Security, Inc., the within named bargainor, a corporation, and that she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as President.

Diana J. Moore
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
7-24-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 13,966.21.

Isaac Williams
Affiant

Sworn to and subscribed before me, this the 16TH day of SEPTEBER, 1986.

Diana J. Moore
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
7-24-89

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

RECEIVED OF _____

FOR _____

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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
			13966.21-	CAMT
			39.20	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 46.70-
			2906A09/17/86	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4289 I

IDENTIFI REFERENCE

SEP 17 10 48 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 295698