BOOK 6981 PAGE 190

TRUSTEE'S DEED

4291.2

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

| ADDRESS NEW OWNER: | MORTGAGEE: | TAX I.D. NO.: |
|---|---|---|
| Guaranty Federal Savings & Loan Association<br>2012 Second Avenue North<br>Birmingham, AL 35203 | None | 04D12712<br>IDENTIFICATION 116-0-024.00 |

SEP 17 10 59 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WHEREAS, on the 1st day of August, 1983, Federal Home Builders, Inc. executed a mortgage conveying the real estate hereinafter described to Guaranty Federal Savings & Loan Association, said mortgage being executed to secure the payment of $ 34,000.00, said mortgage being recorded in Book 6129, page 101, and modified in Book 6544, page 541, in the Register's Office for Davidson County, Tennessee.

WHEREAS, Real Security, Inc., was appointed Trustee under the said mortgage by instrument recorded in Book 6929, page 111, in the Register's Office for Davidson County, Tennessee; and Real Security, Inc., Trustee at the request of the holder of said indebtedness, and under and by viture of the powers vested in it as such Trustee in said mortgage, 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 weekly successive publications, namely: July 31, 1986, August 7, 1986, and 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 of Trust.

Pursuant to said advertisement on August 21, 1986, at the front door of the Courthouse in Davidson County, Tennessee, it, as said 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 $ 10,980.64.

NOW THEREFORE, in consideration of the premises, Real Security, Inc., Trustee, does hereby sell and convey to Guaranty Federal Savings & Loan Association, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

09/17 37.00 CHECK

2927

Land in Davidson County, Tennessee, being Lot No. 61 on the plan of Valley Grove, Section 1 revised, of record in Book 5200, page 388, Register's Office for said County, to which plan reference is hereby made for particulars.

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

Executed this 21st day of August, 1986.

REAL SECURITY, INC., TRUSTEE

By: Patricia Spicer Carden Pres.
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.

Witness my hand, at office, this 16TH day of September, 1986.

Diana J. F. Moore
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TN

My Commission Expires:

7-24-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for ths transfer is $ 10,980.64.

Isaac Williams
Affiant

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

Diana J. F. Moore
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TN

My Commission Expires:

7-24-89

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

RECEIVED OF _____

FOR _____

BOOK 6981 PAGE 192

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

10980.64- CAMT.
30.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 37.30-
2927A09/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42912

IDENTIFICATION REFERENCE

Sep 17 10 59 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 295719