REO 86-11

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This Instrument Prepared by:
Kristine M. Hanson, Attorney
Suite 206, Braswell Building
4235 Hillsboro Road
Nashville, Tennessee 37215

Send Tax Bills to:
Security Federel Savings & Loan
4235 Hillsboro Rd
Nashville, TN 37215

Map/Parcel Nos.
150-7-241
2D-38178

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 18, 1985, recorded in Book 6585, page 632, Register's Office for Davidson County, Tennessee, Robert L. Humphrey and wife, Patsy Jo Humphrey, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated June 18, 1985, in the amount of $50,300.00 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 6937, page 884, 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 August 7, 14 and 21, 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 rights 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 Forty Six Thousand Dollars ($46,000.00), 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. 7-A on the Plan of the Zone Lot Division, Lots 6 and 7 on the Plan of Lake Shore Woods, Section I, of record in Plat Book 6250, page 482, Register's Office for said County.

Said Lot No. 7-A fronts 40.12 feet on the easterly margin of Anderson Road, and extends back between parallel lines 170.28 feet on the northerly line, and 170.50 feet on the southerly line, to a broken line in the rear, measuring 28.58 feet thereon.

Being the same property conveyed to Robert L. Humphrey and wife, Patsy Jo Humphrey by Deed from C. D. T. Properties, Ltd. in Book 6585, page 629, Register's Office for said County.

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 5th day of September, 1986.

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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 herself to be Executive Vice President of the Union Title Company, the within bargainor, a corporation, and that 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 5th day of September 1986.

Lisa Cherie Parks
Notary Public

LISA CHERIE PARKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/26/90

State of Tennessee
County of Davidson

The actual consideration or value of this transfer, whichever is greater, is $46,000.00.

Kristine M. Hanson
Affiant

Sworn to and subscribed before me this 5th day of Spetember, 1986.

Lisa Cherie Parks
Notary Public

My Commission Expires: 7/26/90

LISA CHERIE PARKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

54997

IDENTIFICATION REFERENCE

Oct 22 8 17 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL EXEMPT

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

460[illegible].00→ CAPT.
120.[illegible] CSTAX
.50 PRFF
9.00 MOR P
CHECK 138.50→
0351A10/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 4 9 5 7-

IDENTIFICATION REFERENCE

Oct 22 8 17 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 02835