KEO 86-10

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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 Federal S & L Assoc.
4235 Hillsboro Rd
Nashville, TN 37215

MAP/PARCEL Nos.
150-7-240
2D-38179

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 28, 1985, recorded in Book 6611, page 255, Register's Office for Davidson County, Tennessee, James F. Lofton and wife, June C. Lofton, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated June 28, 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 Five Thousand Five Hundred Dollars ($45,500.00), 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 permissible 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 Lot No. 6-A on the plan of Zone Lot Division Lots 6 and 7 on the plan of Lake Shore Woods, Section 1, of record in Plat Book 6250, page 482, Register's Office for said County.

Said Lot No. 6-A fronts 34.67 feet on the easterly margin of Anderson Road and extends back between parallel lines 168.82 feet on the southerly line and 163.68 feet on the northerly line to a line in the rear measuring 34.29 feet thereon.

Being part of the same property conveyed to James F. Lofton and wife, June C. Lofton by deed from C. D. T. Properties, Ltd. of record in Book 6611, page 252, 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 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.

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 $45,500.00.

Kristine M Hanson
Affiant

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

Lisa Cherie Parks
Notary Public

LISA CHERIE PARKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: July 26, 1990

54998

IDENTIFICATION REFERENCE

OCT 22 8 18 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

MAIL EXIL

**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 |
|---|---|---|---|---|
| | | | | |

4500 C- CASH
127.40 COTAX
.50 PRFEE
9.00 WDEED
CHECK 136.90-
C.50A 10/22/86 BAL .0

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

54998

IDENTIFICATION REFERENCE

OCT 22 8 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 02836