REO 86-12

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

Owners:
Send Tax Bills to:
Security Federal Savings and Loan Assoc.
Post Office Box 150809
Nashville, TN 37215

Map 53-9-A
Par 27.00

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 29, 1980, recorded in Book 5658, Page 532, Register's Office for Davidson County, Tennessee, Lester Paul Perry, unmarried and Joseph Michael Greenwall, unmarried, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated September 29, 1980, in the amount of $47,450.00 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 6980, Page 900, 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 Company, 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 September 4, 11, and 20, 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 Thirty Seven Thousand Dollars ($37,000.00), this being the highest and best bid received therefor.

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, Tennessee, and more particularly described as follows:

Being Unit No. 1460 of Neely's Bend Villas, as of record in Book 5200, page 262, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being part of the same property conveyed to Lester Paul Perry, unmarried and Joseph Michael Greenwall, unmarried, by deed from Jack Driver and Son, Inc., a Tennessee Corporation, of record in Book 5658, page 529, 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, and 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 2nd day of October, 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, akcnowledged herself to president (or other officer authorized to execute the instrument) 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 2nd day of October, 1986.

Lisa Cherie Parks
Notary Public

My Commission Expires: 7/26/90

LISA CHERIE PARKS NOTARY PUBLIC AT LARGE TENNESSEE

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $37,000.00.

Kristine M. Hanson
Affiant

Sworn to and subscribed before me this 2nd day of October, 1986.

Lisa Cheree Parks
Notary Public

My Commission Expires: 7/26/90

66588

IDENTIFICATION REFERENCE

Nov 24 2 04 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

FEE $

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

370. .0- CASH
103.00 STAX
.50 PRFE
9.00 WDE
CHECK 113.10-
9767A1:/24/86 SAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

666588

IDENTIFICATION REFERENCE

Nov 24 2 04 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No15644