Field Book No. 5DU 260000

Map and Parcel No. 173 (part of 116) (56.37ac

This Instrument Prepared by:
R. Garry Chaffin, Attorney
Security Federal Savings & Loan
4235 Hillsboro Road
Nashville, Tennessee 37215

OWNERS: Security Federal Savings & Loan
Send Tax Bills To:
Security Federal Savings & Loan Assoc.
4235 Hillsboro Road
Nashville, Tennessee 37215

Mortgagee Name N/A

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 31, 1985, recorded in Book 6708, Page 445, Register's Office for Davidson County, Tennessee, Cedar Creek, Ltd., a Tennessee Limited Partnership, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Promissory Note dated October 31, 1985, in the amount of $251,200.00 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 7181, Page 512, 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 March 19, 26 and April 2, 1987 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 Two Hundred Sixty Thousand Eight Seven and 70/100 Dollars ($260,087.70), 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

7573 05/15 [illegible] CHECK

2.6.2.4.3

IDENTIFI-REFERENCE

MAY 15 10 32 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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:

Land in Davidson County, Tennessee,

Being Lots No. 23, 24, 25, 26, 28, 29 and 30 on the Plan of Section 5, Monte Carlo Estates, of record in Plat Book 6250, page 383, Register's Office, of said County.

Said Lot No. 23 fronts 68.81 feet on the westerly margin of Cedarwood Drive and extends back 133.85 feet on the southerly line and 169.38 feet on the northerly line to a dead line in the rear measuring 84.00 feet thereon.

Said Lot No. 24 fronts 74.96 feet on the westerly margin of Cedarcreek Drive and extends back 124.85 feet on the southerly line and 133.85 feet on the northerly line to a broken line in the rear measuring 86.09 feet thereon.

Said Lot No. 25 fronts 80.20 feet on the westerly margin of Cedarcreek Drive and extends back 124.64 feet on the southerly line and 124.85 feet on the northerly line to a dead line in the rear measuring 80.20 feet thereon.

Said Lot No. 26 fronts 80.30 feet on the westerly margin of Cedarcreek Drive and extends back 124.43 feet on the southerly line and 124.64 feet on the northerly line to a dead line in the rear measuring 80.30 feet thereon.

Said Lot No. 28 fronts 81.00 feet on the westerly margin of Cedarcreek Drive and extends back 124.01 feet on the southerly line and 124.22 feet on the northerly line to a dead line in the rear measuring 81.00 feet thereon.

Said Lot No. 29 fronts 75.93 feet on the westerly margin of Cedarcreek Drive and extends back 126.09 feet on the southerly line and 124.01 feet on the northerly line to a dead line in the rear measuring 85.89 feet thereon.

Said Lot No. 30 fronts 73.70 feet on the westerly margin of Cedarcreek Drive and extends back 135.23 feet on the southerly line and 126.09 feet on the northerly line to a broken line in the rear measuring 86.55 feet thereon.

Being the same property conveyed to Cedar Creek, a Tennessee Limited Partnership by deed of record from Yeargin Building Corporation in Book 6708, page 453, Register's Office, Davidson County, Tennessee.

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 assign 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 17th day of April, 1987.

UNION TITLE COMPANY

By: R. Garry Chaffin

R. Garry Chaffin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared R. Garry Chaffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to president (or other officer authorized to execute the instrument) of the Union Title Company, the within bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at Office in Nashville, Tennessee this 17th day of April, 1987.

My Commission Expires: 7-26-90

Lisa Cherie Parks
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $260,087.70.

Stella L. Lampley
Affiant

Sworn to and subscribed before me this 17th day of April, 1987.

My Commission Expires: 1-26-90

Lisa Claire Parker
Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 7237 PAGE 558

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

260087.70- CAMT.
728.28 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 740.78-
7573A05/15/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26243

IDENTIFI REFERENCE

MAY 15 10 32 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 82107