REO 88-09

BOOK 7595 PAGE 396

This Instrument Prepared by:
R. Garry Chaffin, Attorney
Suite 206, Braswell Building
4235 Hillsboro Road
Nashville, Tennessee 37215

OWNERS: SECURITY FEDERAL SAVINGS & LOAN
Send Tax Bills To:
SECURITY FEDERAL SAVINGS AND LOAN ASSN.
4235 Hillsboro Road
Nashville, Tennessee 37215

Map & Parcel # 150-7-235 Field Bk# 2D 38308

Mortgagee Name N/A

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 29, 1985, recorded in Book 6571, page 241, Register's Office for Davidson County, Tennessee, John T. Mynatt and wife, Patricia S. Mynatt and Harold G. Sparks and wife, Donna Faye Sparks conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated May 29, 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 6980, page 898 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 May 5, 12, and 19, 1988, 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 ONE THOUSAND TWO HUNDRED FIFTY DOLLARS ($41,250.00), this being the highest and best bid received therefor.

4781.0

IDENTIFICATION REFERENCE

JUL 11 9 48 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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 Lot No. 1 on the Plan of Sakeshore Woods, Section 3, of record in Plat Book 5200, page 621, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description. Included in the above description, but hereby espressly excluded therefore is Lot 1B as shown on the Zone Lot Division of Lot No. 1, Lakeshore Woods, Section 3, of record in Book 6250, page 486, Register's Office for Davidson County, Tennessee.

ALSO BEING DESCRIBED AS: Being Lot No. 1A on the Plan of Lakeshore Woods, Section 3, of record in Plat Book 5200, page 621, of record in Book 6250, page 486, both of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to John T. Mynatt and wife, Patricia S. Mynatt and Harold G. Sparks and wife, Donna Faye Sparks, from CDT Properties, Ltd., by Deed of record in Book 6571, page 234, Register's Office for Davidson County, Tennessee.

THE TRUSTEE SHALL ONLY SELL THE INTEREST OF JOHN T. MYNATT AND WIFE, PATRICIA S. MYNATT, AS PERTAINS TO THE ABOVE DESCRBIBED REAL PROPERTY.

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 27th day of May, 1988.

UNION TITLE COMPANY

By: R. Garry Chaffin

R. Garry Chaffin, V.P.

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 27th day of May, 1988.

Lisa Cherie Parks
Notary Public

My Commission Expires: 7-26-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $41,250.00.

John A. Duckham
Affiant

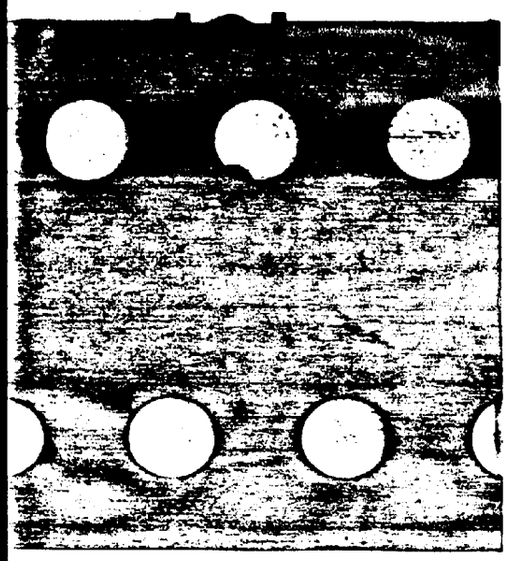
Sworn to and subscribed before me this 27th day of May, 1988.

Lisa Cherie Parks
Notary Public

My Commission Expires: 7-26-90

OFFICIAL RECEIPT

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



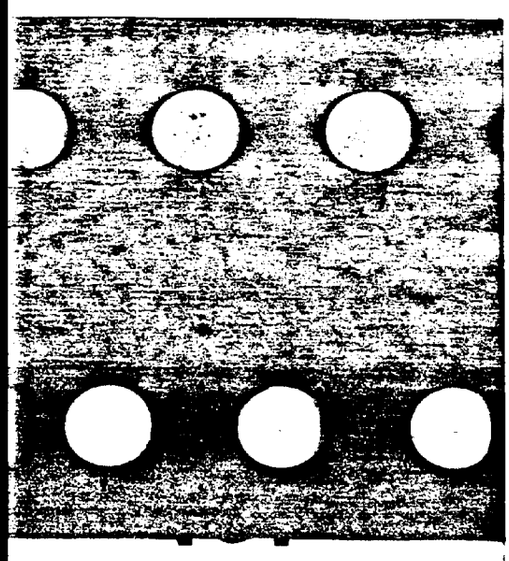
RECEIVED OF _____

FOR _____

BOOK 7595 PAGE 399

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 41250.00
				CON TX 135.96
				PRFEE 0.50
				WDEED 9.00
				TOTAL 145.46
				CHECK 145.46
			07/11/88 01	09:49 0001 5334



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47.8: I: Q

IDENTIFICATION REFERENCE

JUL 11 9 48 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111179