REO 88-10

BOOK 7595 PAGE 400

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 & LOAN ASSN.
4235 Hillsboro Road
Nashville, Tennessee 37215

Map & Parcel 104 4 Par. 85 Field Bk# 10W 05320

Mortgagee Name N/A

3335 07/11 0101 03C-ECK 1098.50

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 17, 1985, recorded in Book 6600, page 837, Register's Office for Davidson County, Tennessee, Clyde Paul Holland and wife, Helen K. Holland conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated November 14, 1980, in the amount of $324,950.00 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 ____, page ___ 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 Three Hundred Thirty Thousand Dollars ($330,000.00), 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:

TRACT I:

Land in Davidson County, Tennessee.

Being Lot No. 33 on the Plan of O.B. Hayes' First Division of Small Lots of record in Plan Book 1, page 69, Chancery Court at Nashville. Said Lot No. 33 fronts 50 feet on the westerly margin of 16th Avenue, South (formerly Belmont Avenue) and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mid-State Lands, Inc., Trustee, with full power to mortgage, pledge, lease or convey without the joinder of any beneficiary, by deed from the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5488, page 640, Register's Office for Davidson County, Tennessee.

TRACT II:

Being Lot No. 478 on the Plan of Belshire Estates, Section B, of record in Book 2332, page 128, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mid-State Lands, Inc., Trustee, by deed from Charles Creasey and wife, Edythe Creasey, of record in Book 5662, page 746, 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 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

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 Cheri 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 $330,000.00.

John D. Hall
Affiant

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

Lisa Cheri Parks
Notary Public

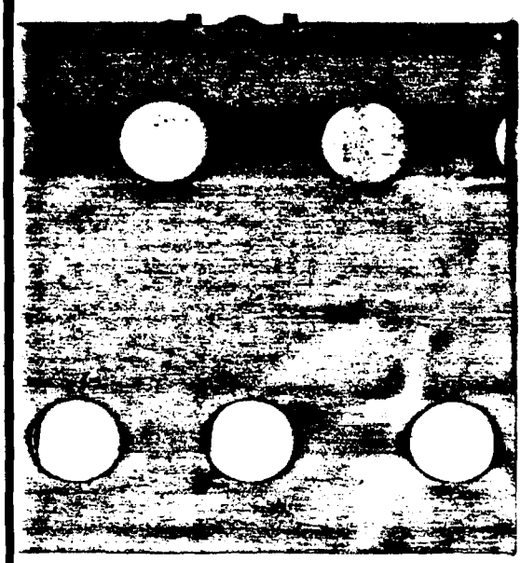
My Commission Expires: 7-26-90

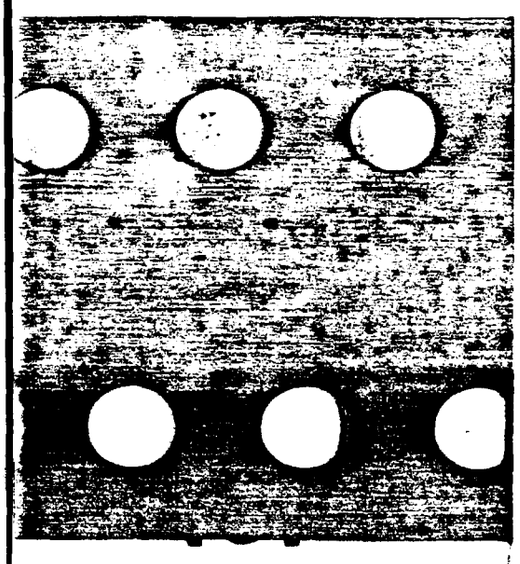
4 7 8 1 1

IDENTIFICATION REFERENCE

JUL 11 9 48 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7595 PAGE 403

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 330000.00
				CON TX 1089.00
				PRFEE 0.50
				MDEED 9.00
				TOTAL 1098.50
				CHECK 1098.50
07/11/88	01			09:50 0001 5335

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47.8 I.I.

IDENTIFI REFERENCE

JUL 11 9 48 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111180