REO # 88-12 thru 88-29
Jackson Meadows

mail

This Instrument Prepared by:
R. Garry Chaffin, Attorney
P.O. Box 150809
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

Mortgagee Name N/A

Map & Parcel # See Attached.

BOOK 7622 PAGE 933

TRUSTEE'S DEED

WHEREAS, by eighteen (18) separate Deeds of Trust dated December 29, 1983, duly recorded in the Deed Books of the Register's Office for Davidson County, Tennessee, which Book and Page for each separate deed of trust is hereinafter itemized in Column 3 of Exhibit A attached hereto for each unit described in Column 1 of Exhibit A attached hereto, to which instrument reference is made, Leonard E. Primm, Trustee, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure eighteen (18) separate Notes dated December 29, 1983 payable to Security Federal Savings and Loan Association of Nashville, as shown therein, and,

WHEREAS, each of the said eighteen (18) deeds of trust were modified by separate modification agreements executed by Leonard E. Primm, and Frank Ryan, individually and as general partners (or trustee if applicable), and each such modification agreement has been duly recorded in the Register's Office for Davidson County, Tennessee by separate instrument as itemized in Column 4 of Exhibit A attached hereto, to which specific reference is hereby made; 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 7554, Page 500, 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 properties for sale to the highest bidder for cash and sold said properties to SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE for the following amounts, such amounts being the highest and best bids received therefor:

Units 104, 107, 108, 109, 113, 114, 119, 123, 124, 133 were sold for $28,462.00 each.

Units 112, 116, 121, 133, 129, 130, 132, 139 were sold for $39,750 each.

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 Nos. 104, 107, 108, 109, 112, 113, 114, 116, 119, 121, 122, 123, 124, 129, 130, 132, 133, and 139 on the Plat of Jackson Meadow, Phase I, Section I, of record in Plat Book 5200, page 362, Register's Office for said County, and on the plan of the Re-Subdivision of Jackson Meadow, Phase I, Section I of record in Book 6900, page 527, Register's Office for said County and as established by Master Deed of record in Book 7433, page 236, as amended in Book 7434, page 642, said Register's Office to which reference is hereby made for a more complete and accurate description of said unit, together with an undivided interest in all common areas.

Being part of the same property conveyed to Leonard Primm, Trustee by deed from Security Federal Savings and Loan Association of Nashville and each deed of record in Trust Deed Book of the Register's Office for Davidson County, Tennessee, and the Book and page as itemized in Column 2 of EXHIBIT A, which follows and is incorporated herein, to

which reference is hereby made, and by transfer of Units under provisions of Master Deed establishing Horizontal Property Regime of Jackson Meadows of record in Book 7433, page 236, Register's Office, Davidson County, Tennessee.

The property address for each of the above units is the unit number, General Jackson Lane, Nashville, Davidson County, Tennessee 37076.

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, Vice President

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

LISA CHERI 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 $602,620.00.

Affiant

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

Notary Public

My Commission Expires: 7-26-90

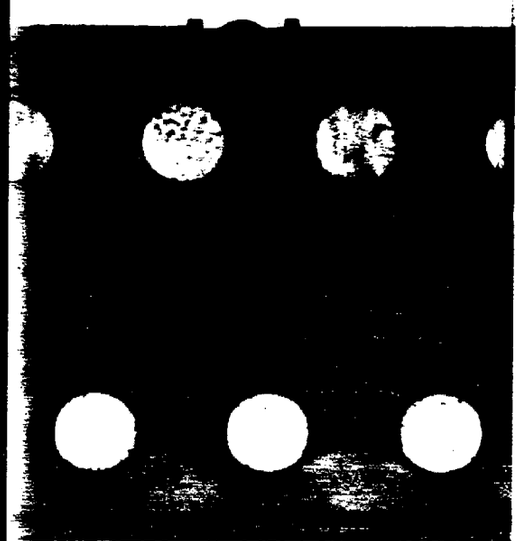
Map & Parcel#
064-16-0 A 104.00 CO
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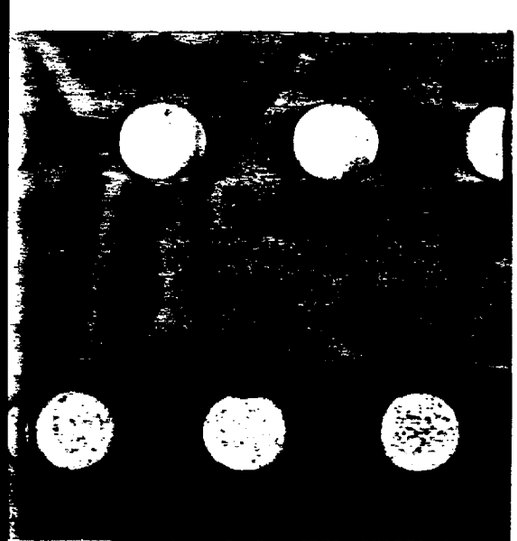
57298

IDENTIFICATION REFERENCE

AUG 10 8 45 AM '88

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7622 PAGE 937

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
602620.00
CON TX 1988.58
PRFEE 0.30
MTFEE 12.30
TOTAL 2001.08
CHECK 2001.08

08/10/88 01 08:46 0001 5408

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57298

IDENTIFICATION REFERENCE

AUG 10 8 46 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 121978