REO 88-136

BOOK 7688 PAGE 830

This Instrument Prepared by:
R. Garry Chaffin, Attorney
Suite 206, Braswell Building
4235 Hillsboro Road
P.O. Box 150809
Nashville, Tennessee 37215
Mortgagee Name N/A
Map & Parcel # 150-7,
part of Parcel No. 236

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

1745 10/28 0101 03CHECK 136.55

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 30, 1985, recorded in Book 6621, page 783, Register's Office for Davidson County, Tennessee, Patricia A. Raport, unmarried and Lionel J. Gordon, married, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated July 30, 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 901, 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 29, October 6 and 13, 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 THIRTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 Dollars ($38,500.00), 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 permis-

sible 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. 2-A on the plan of Zone Lot Division, Lots 2, 3, and 4, Lakeshore Woods, Section 1 of record in Plat Book 6250, page 484, Register's Office for said County.

Said Lot No. 2-A fronts 40.20 feet on the easterly margin of Anderson Road and extends back between lines 135.00 feet on the northly line and 138.10 feet on the southerly line to a line in the rear measuring 37.01 feet thereon.

Being the same property conveyed to Patricia A. Raport, unmarried and Lionel J. Gordon, married, by deed from C.D.T. Properties, Ltd., of record in Book 6621, page 780, Register's Office for 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 they are 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 25th day of October, 1988.

UNION TITLE COMPANY

By: R. Bruce Choate

Title: Vice President

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7688 PAGE 832-A

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 38500.00
				CON TX 127.05
				PRFEE 0.50
				WDEED 9.00
				TOTAL 136.55
				CHECK 136.55
10/28/88	01			09:29 0001 1745

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 0 3 8 0

IDENTIFICATION REFERENCE

Oct 28 9 26 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 148480