REO 88-163 & 164

BOOK 7711 PAGE 351

This Instrument Prepared by:
R. Garry Chaffin, Attorney
Suite 206, Braswell Building
4235 Hillsboro Road
P.O. Box 150809
Nashville, Tennessee 37215

Mail

OWNER: Security Federal Savings & Loan
Send Tax Bills To:
Security Federal Savings & Loan Assn.
4235 Hillsboro Rd., P.O. Box 150809
Nashville, TN 37215

0830 11/28 0101 03CHECK 206.54

Mortgagee Name N/A

Map & Parcel # 060 04 0 17100
060 03 0 19100

TRUSTEE'S DEED

WHEREAS, Aeby Properties by a Deed of Trust dated June 15, 1984, of record in Book 6318, page 637, Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property (referred to as Parcel no. 1 below) to secure the payment of a promissory note, etc. as described in said Deed of Trust; and

WHEREAS, said Parcel No. 1 secured by said Deed of Trust of record in Book 6318, page 637, said Register's Office, was conveyed to James R. Gower and wife, Patricia C. Gower, by deed from Aeby Properties by deed of record in Book 7054, page 422, said Register's Office; and

WHEREAS, said Deed of Trust of record in Book 6318, page 637, said Register's OFfice was modified by an instrument of record in Book 7009, page 372, said Register's Office and said indebtedness was modified and assumed by James R. Gower and Patricia C. Gower in Book 7109, page 293, said Register's Office; and

WHEREAS, Aeby Properties, by a Deed of Trust dated June 15, 1984, of record in Book 6318, page 644, Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property (referred to a Parcel No. 2 below) to secure the payment of a promissory note, etc. as described in said Deed of Trust; and

WHEREAS, Parcel No. 2 secured by said Deed of Trust of record in Book 6318, page 644, said Register's Office was conveyed to James R. Gower and wife, Patricia C. Gower, by deed from Aeby Properties by deed of record in Book 7054, page 428, said Register's Office; and

WHEREAS, said Deed of Trust of record in Book 6318, page 644, said Register's Office was modified by an instrument of record in Book 7009, page 376, said Register's Office and said indebtedness was modified and assumed by James R. Gower and Patricia C. Gower in Book 7109, page 291, said Register's Office; and

8.8.145.

IDENTIFICATION

Nov 28 8 43 AM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

WHEREAS, Union Title Company, Inc. has been appointed Substitute Trustee by the owner and holder of said Note by an instrument of record in Book 7669 page 72, 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 October 13, 20, and 27, 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 FIFTY EIGHT THOUSAND EIGHT HUNDRED AND 00/100 Dollars ($58,800.00), 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:

PARCEL NO. 1:

Being Lot No. 24-A on the plan of Zero Lot Division of Lots 22-25 included on the plat of Section 1 of Creekwood Estates of record in Book 6200, page 174, said Register's Office, to which plat reference is made for a more complete and accurate description.

Being part of the same property conveyed to Aeby Properties, a partnership composed of Victor G. Aeby, Jr. and Charles J. Williams, by deed from Creekwood Developers, Inc., and Creekwood Associates, a partnership composed of Creekwood Developers, Inc. and Francis Hipkins of record in Book 6202, page 655, said Register's Office and by Notice of Termination of Partnership of record in Book 6436, page 18, and re-recorded in Book 6449, page 294, said Register's Office, Victor G. Aeby, Jr. acquired sole ownership of said partnership (Aeby Properties); and being the same property conveyed to James R. Gower and wife, Patricia C. Gower, by deed from Aeby Properties of record in Book 7054, page 422, said Register's Office.

PARCEL NO. 2:

Being Lot No. 24-B on the plan of Zero Lot Division of Lots 22-25 included on the plat of Section 1 of Creekwood Estates of record in Book 6200, page 174, Register's Office, to which plat reference is made for a more complete and accurate legal description.

Being part of the same property conveyed to Aeby Properties, a partnership composed of Victor G. Aeby, Jr.. and Charles J. Williams, by deed from Creekwood Developers, Inc. and Creekwood Associates, a partnership composed of Creekwood Developers, Inc. and Francis Hipkins of record in Book 6206, page 655, said Register's Office, and by Notice of Termination of Partnership of record in Book 6436, page 18, and re-recorded in Book 6449, page 294, said Register's Office, Victor G. Aeby, Jr. acquired sole ownership of said partnership (Aeby Properties); and being the same property conveyed to James R. Gower and wife, Patricia C. Gower by deed from Aeby Properties of record in Book 7054, page 428, said Register's Office.

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 15th day of November, 1988.

UNION TITLE COMPANY

By: R. Garry Chaffin

Title: 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 be Vice President of 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 15th day of November, 1988.

Lisa Cherie Sides
Notary Public

My Commission Expires: 7-26-90

LISA CHERIE SIDES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $58,800.00. Signed by John A. Hubbard, Executive Vice President of Security Federal Savings and Loan Association of Nashville.

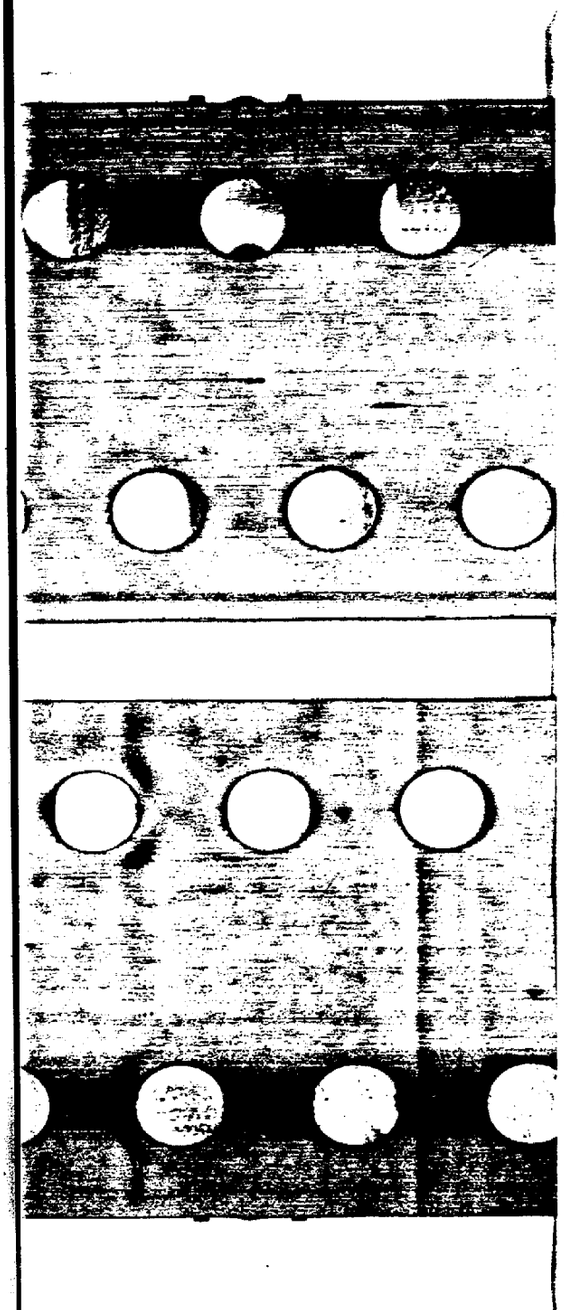
John A. Hubbard
Affiant

Sworn to and subscribed before me this 15th day of November, 1988.

Lisa Cherie Sides
Notary Public

My Commission Expires: 7-26-90

LISA CHERIE SIDES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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

RECEIVED OF _____

FOR _____

BOOK 7711 PAGE 355

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

CAMT 58800.00
CON TX 194.04
PRFEE 0.50
WDEED 12.00
TOTAL 206.54
CHECK 206.54

11/28/88 01 08:47 0001 0830

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8814 5

IDENTIFICATION REFERENCE

Nov 28 8 44 AM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 157351