Aeby Properties

REO 88-139 Thru 88-162

mail

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

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

Mortgagee Name N/A

Map & Parcel # See Pg. 6

TRUSTEE'S DEED

WHEREAS, Aeby Properties (hereinafter "Aeby") executed to Everett A. Covington, Jr., Trustee, twenty-four (24) separate Deeds of Trust, each on a separate parcel of Creekwood Estates, each Deed of Trust to secure a separate Promissory Note payable to Security Federal Savings and Loan Association of Nashville, as more particularly described in each Deed of Trust, and each such Deed of Trust having been duly recorded in the Books of the Register's Office for Davidson County, Tennessee; and

WHEREAS, Aeby has defaulted on the Deed of Trust on Lot 2-A dated May 17, 1984, of record in Book 6297, page 919, Register's Office for Davidson County, Tennessee; and

WHEREAS, Aeby has defaulted on the Deed of Trust on Lot 2-B dated May 17, 1984, of record in Book 6297, page 912, Register's Office for Davidson County, Tennessee; and

WHEREAS, Aeby has defaulted on the Deed of Trust on Lot 5-B dated February 7, 1985, of record in Book 6496, page 251, Register's Office for Davidson County, Tennessee; and

WHEREAS, Aeby has defaulted on the Deed of Trust on Lot 6-A dated February 7, 1985, of record in Book 6496, page 265, Register's Office for Davidson County, Tennessee; and

WHEREAS, Aeby has defaulted on the Deed of Trust on Lot 6-B dated February 7, 1985, of record in Book 6496, page 272, Register's Office for Davidson County, Tennessee; and

WHEREAS, Aeby has defaulted on the Deed of Trust on Lot 7-A dated May 17, 1984, of record in Book 6297, page 891, Register's Office for Davidson County, Tennessee; and

WHEREAS, Aeby has defaulted on the Deed of Trust on Lot 7-B dated May 17, 1984, of record in Book 6297, page 884, Register's Office for Davidson County, Tennessee; and

WHEREAS, Aeby has defaulted on the Deed of Trust on Lot 8-B dated May 31, 1984, of record in Book 6310, page 722, Register's Office for Davidson County, Tennessee; and

WHEREAS, Aeby has defaulted on the Deed of Trust on Lot 13-B dated December 13, 1984, of record in Book 6449, page 329, Register's Office for Davidson County, Tennessee; and

WHEREAS, Aeby has defaulted on the Deed of Trust on Lot 14-A dated December 13, 1984, of record in Book 6449, page 350, Register's Office for Davidson County, Tennessee; and

WHEREAS, Aeby has defaulted on the Deed of Trust on Lot 14-B dated December 13, 1984, of record in Book 6449, page 364, Register's Office for Davidson County, Tennessee; and

WHEREAS, Aeby has defaulted on the Deed of Trust on Lot 15-A dated December 13, 1984, of record in Book 6449, page 357, Register's Office for Davidson County, Tennessee; and

WHEREAS, Aeby has defaulted on the Deed of Trust on Lot 15-B dated December 13, 1984, of record in Book 6449, page 357, Register's Office for Davidson County, Tennessee; and

WHEREAS, Aeby has defaulted on the Deed of Trust on Lot 16-A dated December 13, 1984, of record in Book 6449, page 378, Register's Office for Davidson County, Tennessee; and

WHEREAS, Aeby has defaulted on the Deed of Trust on Lot 16-B dated December 13, 1984, of record in Book 6449, page 371, Register's Office for Davidson County, Tennessee; and

WHEREAS, Aeby has defaulted on the Deed of Trust on Lot 17-B dated June 15, 1984, of record in Book 6318, page 546, Register's Office for Davidson County, Tennessee; and

WHEREAS, Aeby has defaulted on the Deed of Trust on Lot 17-A dated June 15, 1984, of record in Book 6318, page 539, Register's Office for Davidson County, Tennessee; and

WHEREAS, Aeby has defaulted on the Deed of Trust on Lot 20-A dated June 15, 1984, of record in Book 6318, page 581, Register's Office for Davidson County, Tennessee; and

WHEREAS, Aeby has defaulted on the Deed of Trust on Lot 20-B dated June 15, 1984, of record in Book 6318, page 588, Register's Office for Davidson County, Tennessee; and

WHEREAS, Aeby has defaulted on the Deed of Trust on Lot 21-A dated June 15, 1984, of record in Book 6318, page 602, Register's Office for Davidson County, Tennessee; and

WHEREAS, Aeby has defaulted on the Deed of Trust on Lot 21-B dated June 15, 1984, of record in Book 6318, page 616, Register's Office for Davidson County, Tennessee; and

WHEREAS, Aeby has defaulted on the Deed of Trust on Lot 22-A dated June 15, 1984, of record in Book 6318, page 616, Register's Office for Davidson County, Tennessee; and

WHEREAS, Aeby has defaulted on the Deed of Trust on Lot 22-B dated June 15, 1984, of record in Book 6318, page 609, Register's Office for Davidson County, Tennessee; and

WHEREAS, Aeby has defaulted on the Deed of Trust on Lot 26-A dated March 12, 1985, of record in Book 6514, page 30, Register's Office for Davidson County, Tennessee; and

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 7670, page 943, 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 Seven Hundred Five Thousand Six Hundred and 00/100 Dollars ($705,600.00), 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:

Land in Davidson County, Tennessee, being Lots Nos. 2-A and 2-B on the Map of Zone Lot Division of Lot 2, Creekwood Estates of record in Plat Book 6200, page 35; being Lots 5-B, 6-A and 6-B on the Map of Zone Lot Division of Lots 5 and 6, Creekwood Estates of record in Plat Book 6200, page 39; being Lots 7-A and 7-B on the Map of Zone Lot Division of Lot 7, Creekwood Estates of record in Plat Book 6200, page 37; being Lots No. 8-B on the Map of Zone Lot Division, Creekwood Estates, Section One of record in Plat Book 6200, page 511; being Lots Nos. 13-B, 14-A, 14-B, 15-A, 15-B, 16-A and 16-B on the Map of Zone Lot Division, Creekwood Estates, of record in Book 6250, page 473; being Lots Nos. 17-A, 17-B, 20-A, 20-B, 21-A and 21-B on the Map of Zone Lot Division of Creekwood Estates of record in Book 6250, page 283; being Lots Nos. 22-A and 22-B on the Map of Zone Lot Division of Creekwood Estates of record in Book 6200, page 174; and being Lot No. 26-A on the Map of Zone Lot Division of Creekwood Estates of record in Book 6200, page 468, Register's Office for Davidson County, Tennessee.

Being the property conveyed to Aeby Properties by Warranty Deed from Creekwood Developers, Inc., of record in Book 6202, page 655, Register's Office for Davidson County, Tennessee; to Victor G. Aeby by Deed from Creekwood Developers, Inc., and Creekwood Associates, a partnership composed of Creekwood Developers, Inc. and Francis

Hipkins, of record in Book 6142, page 492, as corrected in Book 6202, page 652, Register's Office for Davidson County, Tennessee; and to Aeby Properties by James M. Fischer, Jr., Robert D. Short, Jr., Lynn Greer, individually, Lynn Greer, Trustee, and John Greer, of record in Book 6474, page 171, as corrected by Deed of record in Book 6504, page 361, Register's Office for Davidson County, Tennessee.

Aeby Properties is a sole proprietorship of Victor C. Aeby, Jr. At one time, Aeby Properties was a partnership composed of Victor G. Aeby, Jr., and Charles J. Williams. By Notice of Termination of Partnership of record in Book 6436, page 18, and re-recorded in Book 6449, page 294, Register's Office for Davidson County, Tennessee, Victor G. Aeby, Jr. acquired sole ownership of said partnership.

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. Gary (WDD

Title: Vice President

1233 11/28 0101 03CHECK 2346.98

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 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 $705,600.00. 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 Parks
Notary Public

My Commission Expires: 7-26-90

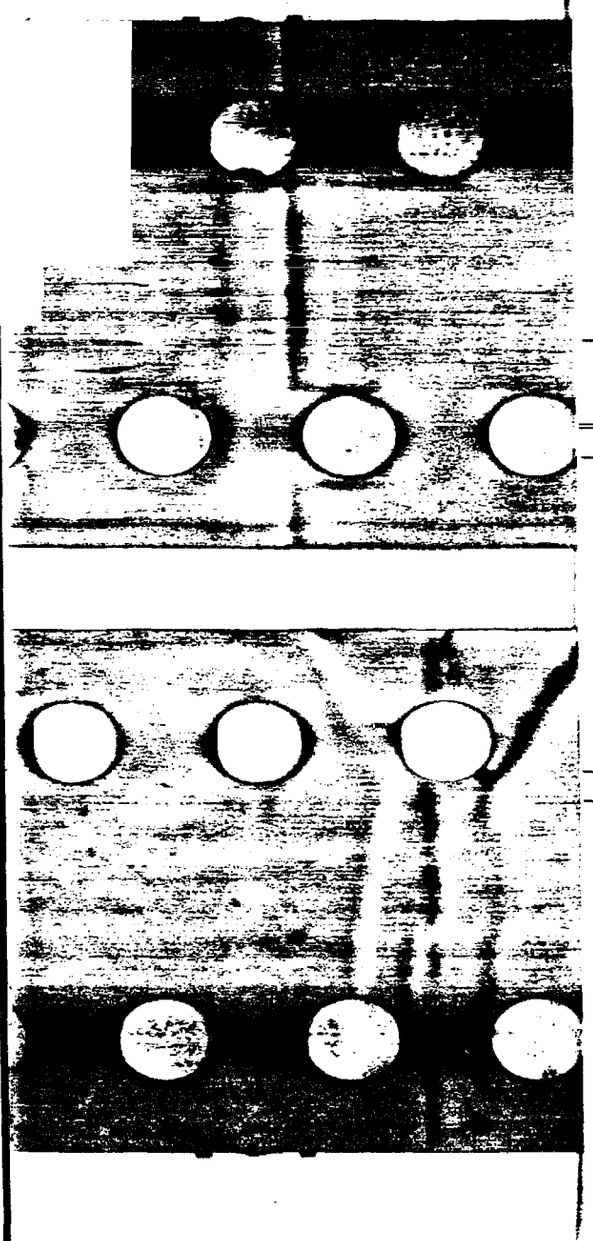
Map & Parcel #	Map & Parcel cont.
060 03 0 20100	060 03 0 16300
060 03 0 20200	060 03 0 17300
060 03 0 16100	060 03 0 18300
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060 03 0 16200	060 03 0 18200
060 03 0 20400	060 03 0 19800
060 03 0 17400	060 03 0 16400
060 03 0 18600	060 03 0 14900
060 03 0 19500	060 03 0 17600
060 03 0 16700	060 03 0 15400
060 03 0 19400	
060 03 0 16800	
060 03 0 16900	
060 03 0 19300	

8.8.5 1.9

IDENTIFICATION REFERENCE

Nov 28 1 04 PM '88

FILED & RECORDED
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 7712 PAGE 168

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 705600.00
CON TX 2328.48
PRFEE 0.50
MDEED 18.00
TOTAL 2346.98
CHECK 2346.98

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/28/88 01 13:08 0001 1233

8:85 1:9

IDENTIFICATION

Nov 28 1 04 PM 88

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 157751