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 117 07 D 01500 CO

OWNER: SECURITY FEDERAL SAVINGS & LOAN
Send Tax Bills To:
Security Federal Savings & Loan Assn.
4235 Hillsboro Road
Nashville, Tennessee 37215

TRUSTEE'S DEED

WHEREAS, Paul F. Durham by a Deed of Trust dated May 23, 1985, of record in Book 6564, page 915, re-recorded in Book 7149, page 523, Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property to secure the payment of a promissory note, etc. as described in said Deed of Trust; 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 7732, page 186, 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 December 29, 1988, January 5 and 12, 1989, 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 FIVE THOUSAND THREE HUNDRED AND 00/100 Dollars ($55,300.00), 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 Unit No. 15 as shown on the Plat of Park Green Condominiums, of record in Book 5200, page 719, as amended in Book 6250, page 253, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Park Green Homeowner's Association, all as described in Book 6247, page 872, as amended in Book 6453, page 717, et seq., Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Park Green Group by deed from Paul F. Durham, of record in Book 6567, page 832, and by deed from Nadene H. Durham, of record in Book 6619, page 48, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estated, 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 20th day of January, 1989.

UNION TITLE COMPANY

By: _____

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 20th day of January, 1989.

S. Gail McCoy
Notary Public

My Commission Expires: 7-10-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $55,300.00. By John A. Hubbard, Vice President of Union Title Company, Inc.

John A. Hubbard
Affiant

Sworn to and subscribed before me this 20th day of January, 1989.

S. Gail McCoy
Notary Public

My Commission Expires: 7-10-90

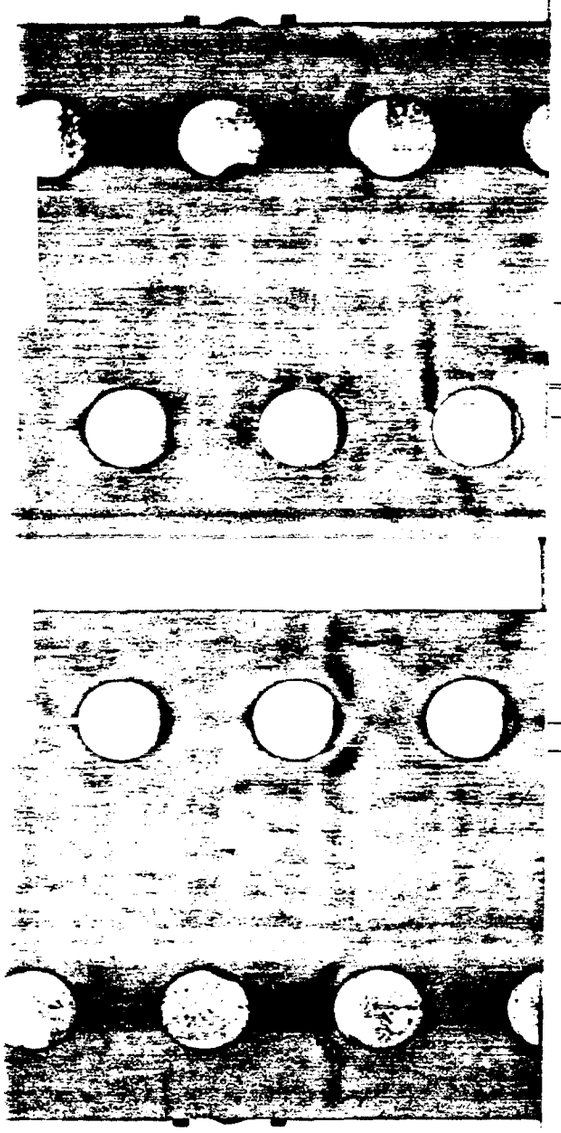
0 4 6 7 2

IDENTIFICATION REFERENCE

JAN 27 2 [illegible] PM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

MAIL EXP.



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

RECEIVED OF _____

FOR _____

BOOK 7760 PAGE 123

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 55300.00
CON TX 182.49
PRFEE 0.50
WDEED 9.00
TOTAL 191.99
CHECK 191.99

01/27/89 01 14:35 0001 0067

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 4 6 7 2

IDENTIFICATION REFERENCE

JAN 27 2 30 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 176671