REO # 88-168

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

OWNER: SECURITY FEDERAL SAVINGS & LOAN
Send Tax Bills To:
SECURITY FEDERAL SAVINGS AND LOAN ASSN.
4235 Hillsboro Road
Nashville, Tennessee 37215
Tax Map and Parcel # 131-6-30
4039 02/02 0101 03CHECK 372.83

TRUSTEE'S DEED

WHEREAS, W. Grady Hensley and wife, Edna hensley by a Deed of Trust dated February 3, 1987, of record in Book 7134, page 611, 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 7764 page 992, 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 8, 15, and 22, 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 ONE HUNDRED TEN THOUSAND ONE HUNDRED SIXTEEN and 21/100 Dollars ($110,116.21), 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 lot number "1A" on the plan of the Zone Lot Division, Lot 1, Overton Hills, as of record in Plat Book 6900, page 157, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to W. Grady Hensley and wife, Edna Hensley by Cumberland Development Group Inc. Recorded in Book 7143, page 608, recorded simultaneously herewith.

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 28th day of December, 1988.

UNION TITLE COMPANY

By: _____

Title: SVP

06324

IDENTIFICATION REFERENCE

FEB 2 2 16 PM '89

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

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 28th day of December, 1988.

S. Gail McCoy
Notary Public

My Commission Expires: 7-10-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

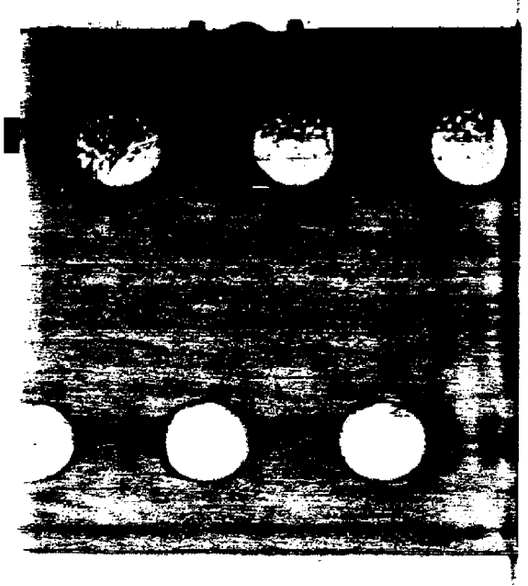
The actual consideration or value of this transfer, whichever is greater is $110,116.21. By John A. Hubbard, Vice President of Union Title Company, Inc.

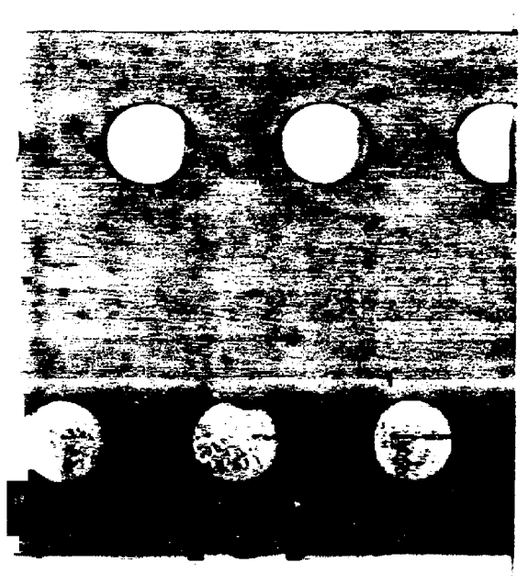
William D. Hubbard
Affiant

Sworn to and subscribed before me this 28th day of December, 1988.

S. Gail McCoy
Notary Public

My Commission Expires: 7-10-90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7764 PAGE 996

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 110116.21

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~CON TX~~	~~363.33~~
~~PRFEE~~	~~0.50~~
WDEED	9.00
TOTAL	372.83
CHECK	372.83

02/02/89 01 14:18 0001 4039

06324

IDENTIFICATION REFERENCE

Feb 2 2 15 PM '89

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 178547