REO #
AshlawnCondos/ Eddie Montgomery

mail

This Instrument Prepared by:
R. Garry Chaffin, Attorney
Suite 206, Braswell Building
4235 Hillsboro Road
P.O. Box 150809
Nashville, Tennessee 37215
Map & Parcel # See Pg. 5
Mortgagee Name N/A

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

BOOK 7784 PAGE 428

1883 03/02 0101 03CHECK 2097.50

TRUSTEE'S DEED

WHEREAS, N. Eddie Montgomery and wife, Susan B. Montgomery by a Deed of Trust dated March 14, 1986, of record in Book 6808, page 214, Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property, known as Unit A-1, to secure the payment of a promissory note, etc. as described in said Deed of Trust; and

WHEREAS, N. Eddie Montgomery and wife, Susan B. Montgomery by a Deed of Trust dated March 14, 1986, of record in Book 6808, page 223, Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property, known as Unit A-4, to secure the payment of a promissory note, etc. as described in said Deed of Trust; and

WHEREAS, N. Eddie Montgomery and wife, Susan B. Montgomery by a Deed of Trust dated March 14, 1986, of record in Book 6808, page 232, Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property, known as Unit A-6, to secure the payment of a promissory note, etc. as described in said Deed of Trust; and

WHEREAS, N. Eddie Montgomery and wife, Susan B. Montgomery by a Deed of Trust dated March 14, 1986, of record in Book 6808, page 304, Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property, known as Unit A-8, to secure the payment of a promissory note, etc. as described in said Deed of Trust; and

WHEREAS, N. Eddie Montgomery and wife, Susan B. Montgomery by a Deed of Trust dated March 14, 1986, of record in Book 6808, page 313, Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property, known as Unit A-11, to secure the payment of a promissory note, etc. as described in said Deed of Trust; and

WHEREAS, N. Eddie Montgomery and wife, Susan B. Montgomery by a Deed of Trust dated March 14, 1986, of record in Book 6808, page 322, Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property, known as Unit A-13, to secure the payment of a promissory note, etc. as described in said Deed of Trust; and

WHEREAS, N. Eddie Montgomery and wife, Susan B. Montgomery by a Deed of Trust dated March 14, 1986, of record in Book 6808, page 331, Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property, known as Unit A-14, to secure the payment of a promissory note, etc. as described in said Deed of Trust; and

WHEREAS, N. Eddie Montgomery and wife, Susan B. Montgomery by a Deed of Trust dated March 14, 1986, of record in Book 6808, page 241, Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property, known as Unit A-15, to secure the payment of a promissory note, etc. as described in said Deed of Trust; and

WHEREAS, N. Eddie Montgomery and wife, Susan B. Montgomery by a Deed of Trust dated March 14, 1986, of record in Book 6808, page 358, Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property, known as Unit B-4, to secure the payment of a promissory note, etc. as described in said Deed of Trust; and

WHEREAS, N. Eddie Montgomery and wife, Susan B. Montgomery by a Deed of Trust dated March 14, 1986, of record in Book 6808, page 367, Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property, known as Unit B-5, to secure the payment of a promissory note, etc. as described in said Deed of Trust; and

WHEREAS, N. Eddie Montgomery and wife, Susan B. Montgomery by a Deed of Trust dated March 14, 1986, of record in Book 6808, page 250, Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property, known as Unit B-7, to secure the payment of a promissory note, etc. as described in said Deed of Trust; and

WHEREAS, N. Eddie Montgomery and wife, Susan B. Montgomery by a Deed of Trust dated March 14, 1986, of record in Book 6808, page 259, Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property, known as Unit B-8, to secure the payment of a promissory note, etc. as described in said Deed of Trust; and

WHEREAS, N. Eddie Montgomery and wife, Susan B. Montgomery by a Deed of Trust dated March 14, 1986, of record in Book 6808, page 385, Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property, known as Unit B-9, to secure the payment of a promissory note, etc. as described in said Deed of Trust; and

WHEREAS, N. Eddie Montgomery and wife, Susan B. Montgomery by a Deed of Trust dated March 14, 1986, of record in Book 6808, page 412, Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property, known as Unit B-14, to secure the payment of a promissory note, etc. as described in said Deed of Trust; and

WHEREAS, N. Eddie Montgomery and wife, Susan B. Montgomery by a Deed of Trust dated March 14, 1986, of record in Book 6808, page 421, Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property, known as Unit B-15, to secure the payment of a promissory note, etc. as described in said Deed of Trust; and

WHEREAS, N. Eddie Montgomery and wife, Susan B. Montgomery by a Deed of Trust dated March 14, 1986, of record in Book 6808, page 457, Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property, known as Unit B-22, to secure the payment of a promissory note, etc. as described in said Deed of Trust; and

WHEREAS, N. Eddie Montgomery and wife, Susan B. Montgomery by a Deed of Trust dated March 14, 1986, of record in Book 6808, page 475, Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property, known as Unit B-24, to secure the payment of a promissory note, etc. as described in said Deed of Trust; and

WHEREAS, N. Eddie Montgomery and wife, Susan B. Montgomery by a Deed of Trust dated March 14, 1986, of record in Book 6808, page 295, Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property, known as Unit B-25, 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 ____, page ___, 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 January 26, February 2, and February 9, 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 SIX HUNDRED THIRTY THOUSAND and 00/100 Dollars ($630,000.00), 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:

Being Unit Nos. A-1, A-4, A-6, A-8, A-11, A-13, A-14, A-15, B-4, B-5, B-7, B-8, B-9, B-14, B-15, B-22, B-24, B-25, as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums, of record in Book 6607, page 596, Register's Office for Davidson County, Tennessee, together with an individual percentage interest in the common elements appurtenant to saud unit, as set forth in said Master Deed.

Being the same property conveyed to N. Eddie Montgomery, married by deed from Caldwell-Montgomery Properties, a partnership, of record in Book 6803, page 615, 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 16th day of February, 1989.

Map & Parcel No. #

161050A 00100 CO
00500 CO
00600 CO
01300 CO
02800 CO
02600 CO
04100 CO
00700 CO
01200 CO
01000 CO
01500 CO
02500 CO
02200 CO
02900 CO
03200 CO
03600 CO
04000 CO
04300 CO

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 16th day of February, 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 $630,000.00. By John A. Hubbard, Vice President of Union Title Company, Inc.

John A. Hubbard
Affiant

Sworn to and subscribed before me this 16th day of February, 1989.

S. Gail McCoy
Notary Public

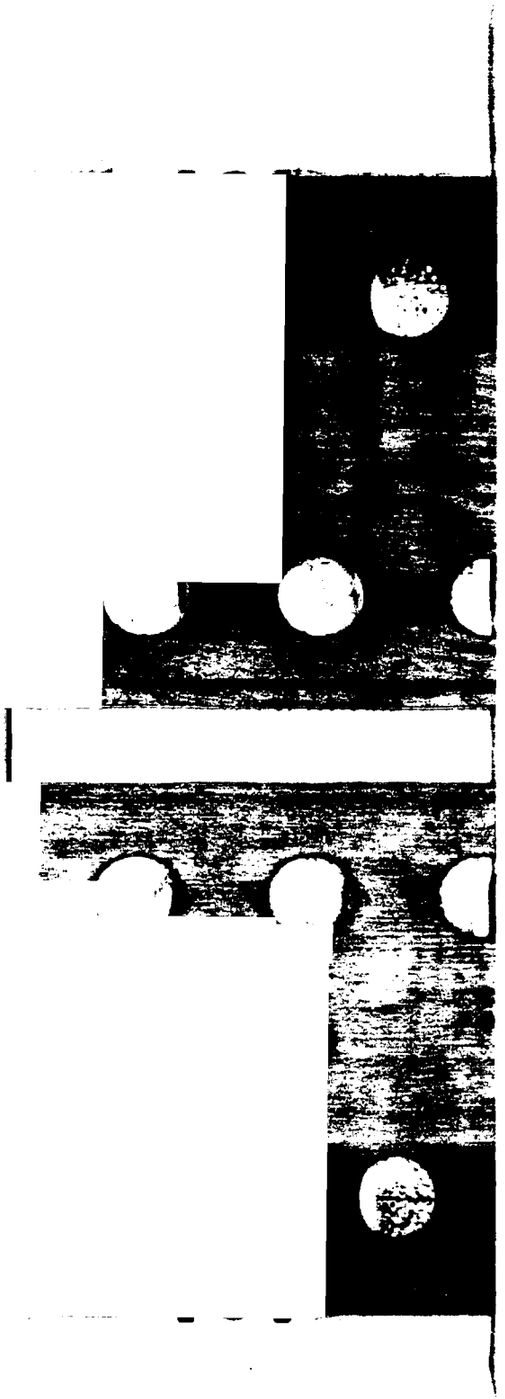
My Commission Expires: 7-10-90

13148

IDENTIFICATION REFERENCE

MAR 2 2 53 PM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 630000.00
CON TX 79.00-
ERR CO
CON TX 79.00-
CON TX 2079.00
PRFEE 0.50
WDEED 18.00
TOTAL 2097.50
CHECK 2097.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/02/89 01 14:55 0001 1883

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IDENTIFI REFERENCE

MAR 2 2 53 PM '89

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

No. 186467