BOOK 7809 PAGE 548

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 Associati
Send Tax Bills To:
Security Federal Savings & Loan Association
of Nashville

Map & Parcel # 043 10 0 A 03300 CO
Mortgagee Name N/A

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 4, 1979, recorded in Book 5539, page 489, Register's Office for Davidson County, Tennessee, Virginia W. Brown, unmarried, conveyed to E.A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated December 4, 1979, in the amount of $30,800.00 payable to Security Federal Savings and Loan Association of Nashville, as shown therein, and,

WHEREAS, Union Title Company has been appointed Substitute Trustee by the owner and holder of said Note by an instrument of record in Book 7720, Page 127, 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 March 9, 1989, March 16 and 23, 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 & Loan Association of Nashville for the sum of Twenty-one Thousand and 00/100 ---------- Dollars ($ 21,000.00), 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 & 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 B-203 in a Horizontal Property Regime, which is located on the Plat of Madison Park, of record in Book 5200, page 179-182, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Virginia W. Brown by deed for Madison Park Associates, Limited, a Tennessee Partnership, of record in Book 5539, page 486, Register's Office for Davidson County, Tennessee.

Unit B-203 also being known as Unit B-34.

Said Property known as 555 Dupont Avenue, Madison, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said Security Federal Savings & 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 & 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 29th day of March, 1989.

UNION TITLE COMPANY

By: R. Garry Chaffin VP

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 29th day of March, 1989.

S. Gail McCoy
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 7-10-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $ 21,000.00

E. H. Covington Jr.
Affiant

Sworn to and subscribed before me this 29th day of March, 1989.

S. Gail McCoy
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 7-10-90

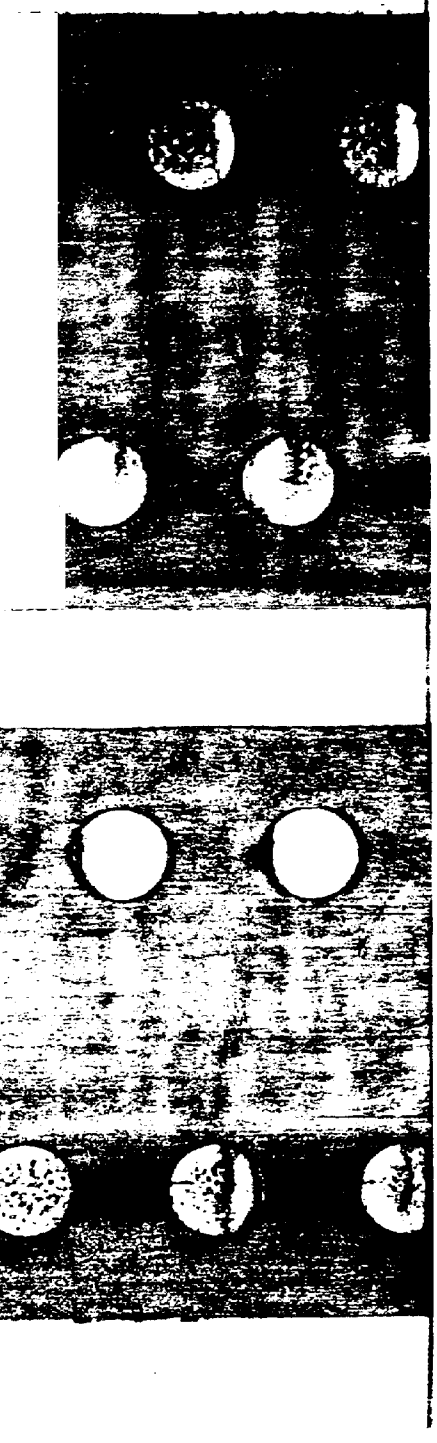
22167

IDENTIFICATION

APR 5 10 33 AM '89

FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN.

2474 04/05 0101 CHECK 781.80



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 21000.00
CON TX 69.30
PRFEE 0.50
WDEED 9.00
TOTAL 78.80
CHECK 78.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/05/89 03 10:33 0001 2474

22167

IDENTIFICATION

APR 5 10 33 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 196905