This Instrument Prepared by:
R. Garry Chaffin, Attorney
616 Marriott Drive
P.O. Box 305171
Nashville, Tennessee 37229-5171

OWNER: Security Federal Savings & Loan Assoc. of Nashville
Send Tax Bills To:
616 Marriott Drive
P.O. Box 305171
Nashville, TN 37229-5171

Map and Parcel #160-14C-48

TRUSTEE'S DEED

BOOK 7853 PAGE 644

WHEREAS, by Deed of Trust dated May 29, 1986, recorded in Book 6873, page 145, Register's Office for Davidson County, Tennessee, Bobby L. Teal and wife, Doris W. Teal, conveyed to E.A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated May 29, 1986, in the amount of $48,000.00 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 7828, Page 444, 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 May 4, 11 and 18, 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 Thirty-Eight Thousand Five Hundred and NO/100 Dollars ($38,500.00), 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:

Unit No. 748, in BRENTWOOD TRACE CONDOMINIUMS, SECTION TWO, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of BRENTWOOD TRACE CONDOMINIUMS, SECTION TWO, recorded in Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5818, page 915, Register's Office, Davidson County, Tennessee, to which reference is hereby made, as amended at Book 5868, page 70, said Register's Office.

Being the same property conveyed to Bobby L. Teal and wife, Doris W. Teal, of record in Book 6846, page 941, Register's Office, Davidson County, Tennessee, by deed from Robert W. Thrash and wife, Debbie C. Thrash.

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 25th day of May, 1989.

UNION TITLE COMPANY

By: E. H. Covington Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared E.A. Covington, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be President of Union Title Company, the within bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office in Nashville, Tennessee this 25th day of May, 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 $38,500.00.

Affiant

Sworn to and subscribed before me this 25th day of May, 1989.

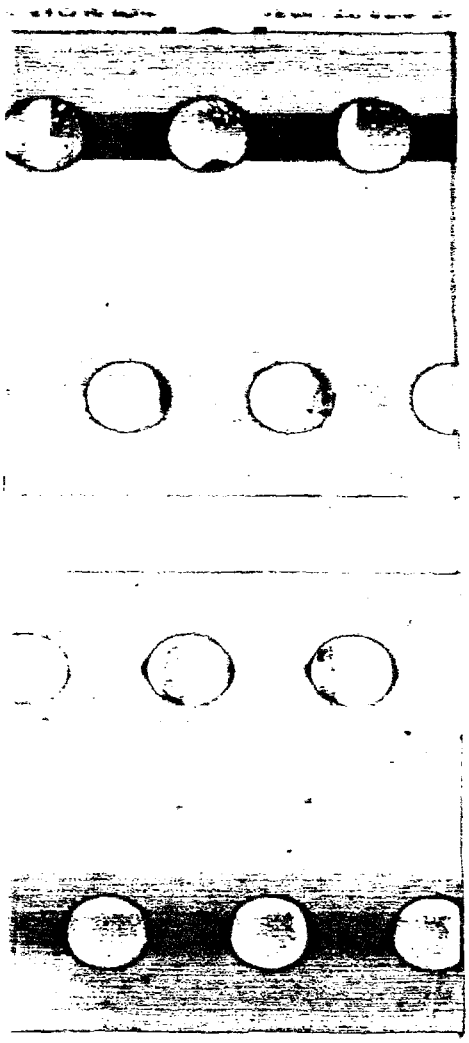
S. Gail McCoy
Notary Public

My Commission Expires: 7-10-90

37331

JUN 1 8 36 AM '89

0403 06/01 0101 02CHECK 136



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7853 PAGE 647

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	38500.00
CON TX	127.05
PRFEE	0.50
WDEED	9.00
TOTAL	136.55
CHECK	136.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/01/89 01 90:39 0001 0403

37331

JUN 1 8 36 AM '89

No. 214785