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

Map 150-7
Par 234.1

TRUSTEE'S DEED

WHEREAS, Delmar L. Newman and wife, Ruthie C. Newman, by a Deed of Trust dated July 24, 1985, of record in Book 6621, page 716, 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 6986, page 191, Register's Office for said County; 7233 06/21 0101 03CHECK 136.55

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 THIRTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 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

43003

IDENTIFICATION JUN 21 1 08 PM '89

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:

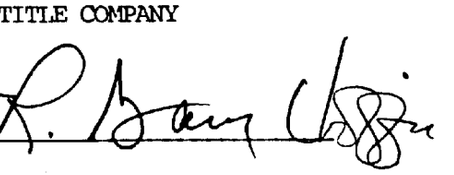
Being Lot No. 70-A on the plan of Zone Lot Division, Lots 46 and 70, Lakeshore Woods, Section 3 of record in Plat Book 6250, page 507. Said lot No. 70-A fronts 17.21 feet on the southerly margin of Tenonwood Court and extends back between lines 150.90 feet on the easterly line and a total distance of 119.10 feet on the broken westerly line to a line in the rear, measuring 72.09 feet thereon. Being the same property conveyed to Delmar L. Newman and wife, Ruthie C. Newman by deed from C.D.T. Properties, Ltd. of record in Book 6621, page 713, Register's Office, 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 2nd day of June, 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 2nd day of June, 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 $38,500.00. By John A. Hubbard, Vice President of Union Title Company, Inc.

John A. Hubbard
Affiant

Sworn to and subscribed before me this 2nd day of June, 1989.

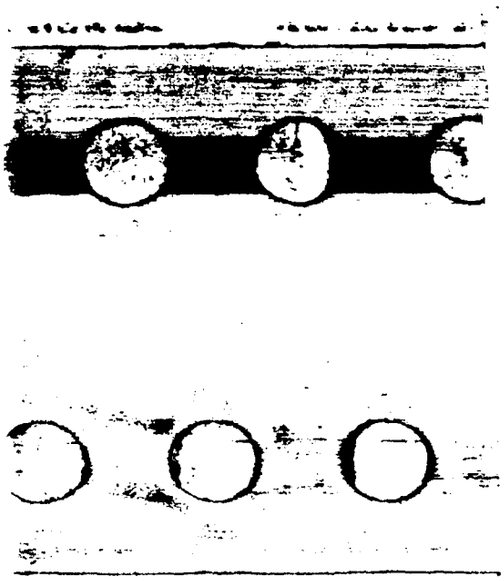
S. Gail McCoy
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 7-10-90

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

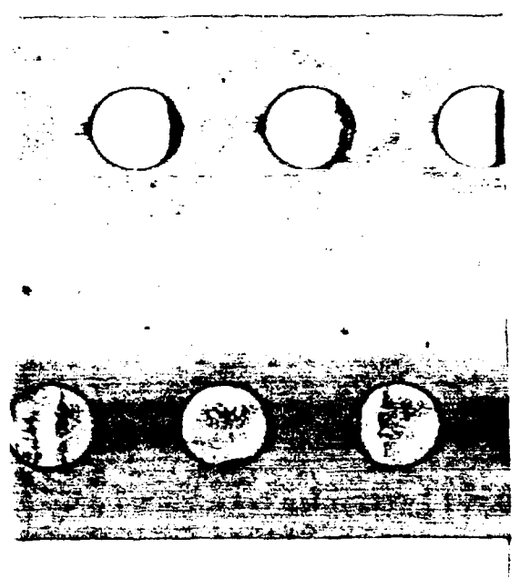
BOOK 7870 PAGE 334

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
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
06/21/89	01			13:49 0001 7233



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43003

IDENTIFICATION REFERENCE

JUN 21 1 48 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 221537