88-170

BOOK 7870 PAGE 335

This Instrument Prepared by:
R. Garry Chaffin, Attorney
616 Marriott Drive
P.O. Box 3051717
Nashville, Tennessee 37229-5171

OWNER: SECURITY FEDERAL SAVINGS & LOAN
Send Tax Bills To:
SECURITY FEDERAL SAVINGS AND LOAN ASSN.
616 Marriot Drive
Nashville, Tennessee 37215 Mail

TRUSTEE'S DEED

7234 06/21 0101 03CHECK 238.55

WHEREAS, Delmar L. Newman and wife, Ruthie C. Newman, by a Deed of Trust dated June 28, 1985, of record in Book 6609, page 252, Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property, known hereinafter as Tract 1, and Tract 2 which was taken as additional collateral to secure the above Deed of Trust, 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 190, 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 Tract 1 for sale to the highest bidder for cash and sold said Tract 1 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, and offered Tract 2 for sale to the highest bidder for cash and sold said Tract 2

43004

IDENTIFICATION OF REFERENCE
JUN 21 1 49 PM '89
WILSON

to SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, for the sum of THIRTY THOUSAND AND 00/100 DOLLARS ($30,000.00).

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:

Map 150-7 Par 465 Lo

Tract 1

Land in Davidson County, Tennessee,

Being Lot 6-B on the Plan of Zone Lot Division, Lots 6 and 7 on the Plan of Lake Shore Woods, Section 1 of record in Plat Book 6250, page 482, Register's Office for said County.

Said Lot 6-B fronts 40.33 feet on the easterly margin of Anderson Road and extends back between parallel lines 168.82 feet on the northerly line and 170.28 feet on the southerly line to a line in the rear measuring 21.16 feet therein.

Being part of 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 6609, page 250, Register's Office for said County.

Tract 2

A Lot of land in the 12th formerly the 17th Civil District of Davidson County, Tennessee, described as follows:

Beginning on the northly margin of Gatewood Avenue, 208 3/4 feet west of the northwest corner of said avenue and Meridan Avenue, thence northwardly 208 feet to the southerly line of Lot No. 14 on the Plan of the John Woodard Lands as of record in Book 161, page 127, Register's Office for said County; Thence with the said line westwardly 57 feet; thence southwardly 208 feet more or less to the northerly margin of Gatewood Avenue; thence with said avenue eastwardly 57 feet to the beginning.

Map 71-11 Par 24 Lo

Being the same property conveyed to Delmar L. Newman and wife, Ruthie Newman by deed from Josie B. Ridings as of record in Book 4191, page 101, Register's Office for said County.

Ruthie C. Newman and Ruthie Newman are one and the same person.

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 ot 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 14th day of June, 1989.

UNION TITLE COMPANY

By: R. Garry Chaffin

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 14th day of June, 1989.

Patricia H. Owens
Notary Public

My Commission Expires: 10-9-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration or value of this transfer, whichever is greater is $68,500.00. By John A. Hubbard, Vice President of Union Title Company, Inc.

John A. Hubbard

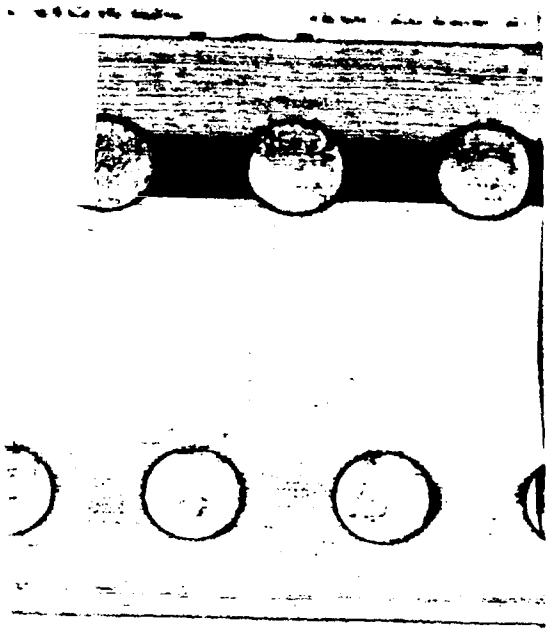
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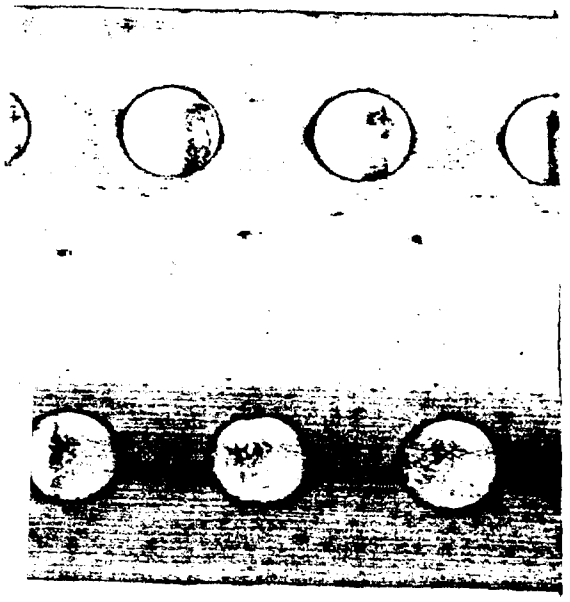
Sworn to and subscribed before me this 14th day of June, 1989.

Patricia A. Davis

Notary Public

My Commission Expires: 10-9-91





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7870 PAGE 339

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 68500.00
				CON TX 226.05
				PRFEE 0.50
				WDEED 12.00
				TOTAL 238.55
				CHECK 238.55

06/21/89 01 13:49 0001 7234

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43004

IDENTIFICATION REFERENCE

JUN 21 1 49 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 221538