This Instrument Prepared by:
R. Garry Chaffin, Attorney
616 Marriott Drive
P.O. Box 305171
Nashville, Tennessee 37230-5171

OWNER: Security Federal Savings & Loan Assn.
Send Tax Bills To:
616 Marriott Drive
P.O.Box 305171
Nashville, Tennessee 37230-5171

Map and Parcel
150-07-0 241.00

BOOK 7874 PAGE 310
8933 06/27 0101 03CHECK 136.55

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 16, 1987, recorded in Book 7175, page 291, Register's Office for Davidson County, Tennessee, David N. Bogard and wife, Ronda F. Bogard, conveyed to E.A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated March 16, 1987, in the amount of Fifty-Four Thousand Two Hundred Fifty and No/100 Dollars, ($54,250.00) 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 7847, Page 672, 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 June 1, 8 and 15, 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 Thirty-Eight Thousand Five Hundred & 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:

Being Lot No. 7-A on the Plan of Zone Lot Division of 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 No. 7-A fronts 40.12 feet on the easterly margin of Anderson Road and extends back between parallel lines 170.28 feet on the northerly line and 170.50 feet on the southerly line to a broken line in the rear, measuring 28.58 feet thereon.

Being the same property conveyed to Security Federal Savings and Loan Association by deed from Union Title Company, Substitute Trustee of record in Book 7015, page 738, Register's Office for Davidson County, 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 21st day of June, 1989.

UNION TITLE COMPANY

By: John W. Hubbard

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John A. Hubbard, 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 21st day of June, 1989.

S. Gail McCoy
Notary Public

S. GAIL McCOY NOTARY PUBLIC AT LARGE STATE OF ILL.

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.

R. Gary Cobb SVP
Affiant

Sworn to and subscribed before me this 21st day of June, 1989.

S. Gail McCoy
Notary Public

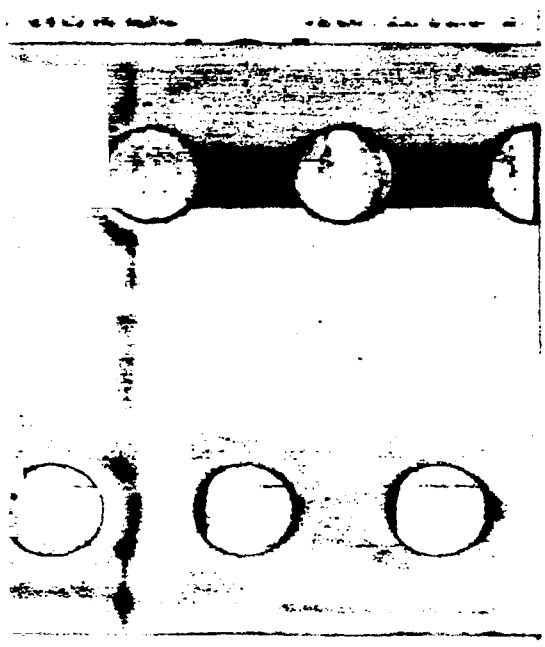
S. GAIL McCOY NOTARY PUBLIC AT LARGE STATE OF ILL.

My Commission Expires: 7-10-90

4 4 3 5 9

IDENTIFICATION

Jun 27 9 56 AM '89



OFFICIAL RECEIPT

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

RECEIVED OF _____

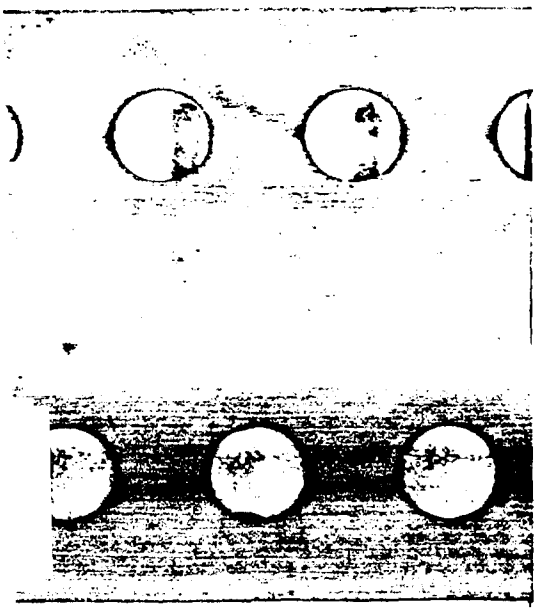
FOR _____

BOOK 7874 PAGE 313

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

06/27/89 01 09:58 0001 8933



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44359

IDENTIFICATION

JUN 27 9 56 AM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 223220