File 16

BOOK 7889 PAGE 108

This Instrument Prepared By:
Baker, Worthington,
Crossley, Stansberry & Woolf
Suite 1700, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.:
Security Federal Savings and Loan Association 616 Marriott Drive P.O. Box 305171 Nashville, Tennessee 37230-5171	SAME	108-07-0B 158.00 CO

TRUSTEE'S DEED

137.05

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated June 18, 1985, executed by Timber Lake Associates, a Tennessee general partnership, to Everett A. Covington, Jr., Trustee, which is recorded in Book 6587, page 715, Register's Office for Davidson County, Tennessee; and

WHEREAS, Security Federal Savings and Loan Association, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 6587, page 715, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Union Title Company, Inc. as Substitute Trustee by an instrument of record in Book 7839, page 490, Register's Office for Davidson County, Tennessee; and

WHEREAS, Union Title Company, Inc., Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 11:00 o'clock A.M., C.D.T., on Thursday, July 13, 1989, at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, Union Title Company, Inc., Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Thirty Eight Thousand Five Hundred and No/100 Dollars ($38,500.00) by Security Federal Savings and Loan Association (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Thirty Eight Thousand Five Hundred and No/100 Dollars ($38,500.00) cash in hand paid by the Grantee, Union Title Company, Inc., Substitute Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Being Unit No. 158 of Timber Lake Condominium created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Record in Book 6549, page 475, and by Instrument of Clarification at Book 6561, page 141, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominium as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such unit.
>
> Being part of the same property conveyed to Timber Lake Associates, a Tennessee general partnership, by deed from Elm Hill Builders, Inc., a Tennessee corporation, of record in Book 6587, page 674, Register's Office for Davidson County, Tennessee; and, being a part of the same property conveyed to Timber Lake Joint Venture by Quitclaim Deed from Timber Lake Associates of record in Book 6701, page 81, said Register's Office.

Said property is known as Unit No. 158, Timber Lake Condominiums, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs and assigns forever.

And, Union Title Company, Inc. covenants with the said Grantee that it is lawfully seized and possessed of said real property as Substitute Trustee only and, by these terms of the above mentioned Deed of Trust, has a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

Union Title Company, Inc. further covenants and binds itself/its successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate that Union Title Company, Inc. received as Substitute Trustee and that, as Substitute Trustee, it has the right to sell and convey.

THIS sale is subject to all matters shown on any applicable recorded Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of

redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 13th day of July, 1989.

Union Title Company, Inc.
Substitute Trustee

By: _____
Sam J. McAllester, III
Attorney for Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Renee D. Gentry, a Notary Public in and for said County and State, Sam J. McAllester, III, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as attorney for Union Title Company, Inc., being authorized so to do, executed the within instrument on behalf of Union Title Company, Inc. for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 1989.

NOTARY PUBLIC AT LARGE

_____
Notary Public

My Commission Expires: May 13, 1990

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $38,500.00.

_____
Affiant

Subscribed and sworn to before me on this 13th day of July, 1989.

_____
Notary Public

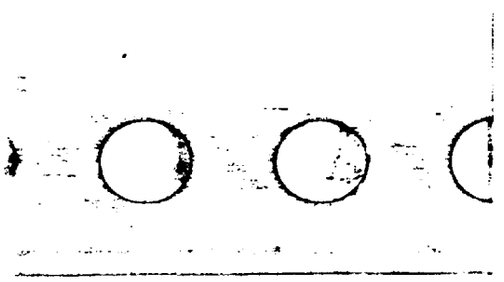
My Commission Expires: May 13, 1990

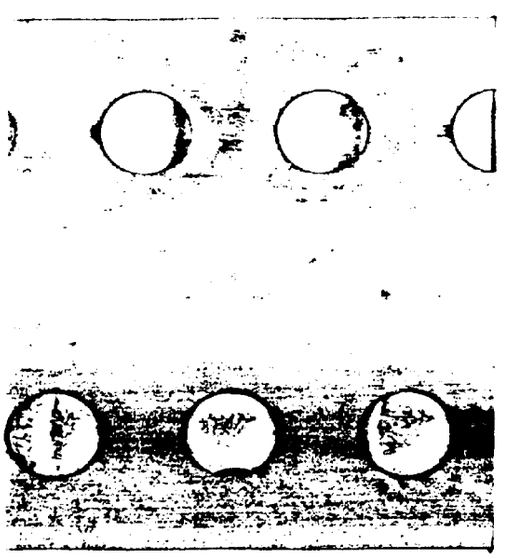
NOTARY PUBLIC AT LARGE

IDENTIFICATION REFERENCE

49237







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 38500.00
CON TX 127.05
PRFEE 1.00
WDEED 9.00
TOTAL 137.05
CHECK 137.05

07/14/89 01 10:28 0001 5185

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4923 1.

IDENTIFICATION REFERENCE

JUL 14 10 26 AM '89

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 228866