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 of Nashville P.O. Box 305171 Nashville, Tennessee 37230-5171	SAME	108.07-0-B 098.00 CO

BOOK 7902 PAGE 335

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated Octobe 22, 1985, executed by Timber Lake Joint Venture by Timber Lake Associates to Everett A. Covington, Jr., Trustee, which is recorded in Book 6689, page 506, 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 6689, page 506, 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 487, 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 11:30 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, the Foreclosure Sale was continued from Thursday, July 13, 1989 and rescheduled to 11:30 A.M., C.D.T. on Thursday, July 27, 1989 by announcement of Union Title Company, Inc., Substitute Trustee, at the time and place of the original Foreclosure Sale; 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 Seven Thousand Five Hundred and No/100 Dollars ($37,500.00) by Security Federal Savings and Loan Association of Nashville

(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 Seven Thousand Five Hundred and No/100 Dollars ($37,500.00) 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, more particularly described as follows:

> Being Unit No. 98 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, Register's Office for Davidson County, Tennessee, 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 units.
>
> Being a part of the same property conveyed to Timber Lake Venture, by deed from Elm Hill Builders, Inc., a Tennessee corporation, by deed of record in Book 6689, page 453, Register's Office for Davidson County, Tennessee.

Said property is known as Unit 98, Timber Lake Condominiums, 330 Timberway Circle, 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 it as Substitute Trustee, but no further or otherwise; it being the intention of Union Title Company, Inc. only to convey to Grantee no greater title in the subject real estate that it received as Substitute Trustee and that, as Substitute Trustee, Union Title Company, Inc. 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 27th day of July, 1989.

Union Title Company, Inc.
Substitute Trustee

By: Richard Dean

Title: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Dean, 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 executed the within instrument for the purposes therein contained, and who further ackowledged the he is the President of Union Title Company, Inc., Substitute Trustee, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 1989.

L Isaacs
Notary Public

My Commission Expires: 1-21-90

NOTARY PUBLIC DAVIDSON CO.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $37,500.00.

Affiant

Subscribed and sworn to before me on this 27th day of July, 1989.

Renee D. Gentry
Notary Public

My Commission Expires: May 3, 1990

NOTARY PUBLIC AT LARGE

5.3648

INDEXED REFERENCE

Jul 31 4 05 PM '89

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN

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