This Instrument Prepared by:
Security Federal Savings and
Loan Association
616 Marriott Drive
Nashville, Tennessee 37210-5171
Mortgagee Name N/A
Map & Parcel # 103 08 0 A 00500 CO

OWNERS: Security Federal Savings & Loan Assn.

Send Tax Bills To:
Same

7908 08/22 0101 03CHECK 165.10

TRUSTEE'S DEED

BOOK 7920 PAGE 32

WHEREAS, by Deed of Trust dated September 29, 1978, recorded in Book 5344, Page 531, Register's Office for Davidson County, Tennessee, Terrence C. Flanagan, unmarried, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated September 29, 1978, in the amount of $44,100.00 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 7334, Page 4, 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 July 27, 1989 and August 3 and 10, 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 and Loan Association of Nashville for the sum of Forty Six Thousand Nine Hundred Ninety Four and 23/100's Dollars ($ 46,994.23), 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 Unit A-105, as shown on the Plat of Westlawn Green, a condominium, of record in Book 5200, page 20-24, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terrence C. Flanagan, by deed from Edward G. Walker, III and Robert Dellanoce, of record in Book 5344, Page 529, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, 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 he is 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 17th day of August, 1989.

UNION TITLE COMPANY

By: Richard Dean

Richard Dean

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard Dean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be President of the Union Title Company, the within bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office in Nashville, Tennessee this 17th day of August, 1989.

Pamela L. Hampton
Notary Public

My Commission Expires: 11-18-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $ 46,994.23.

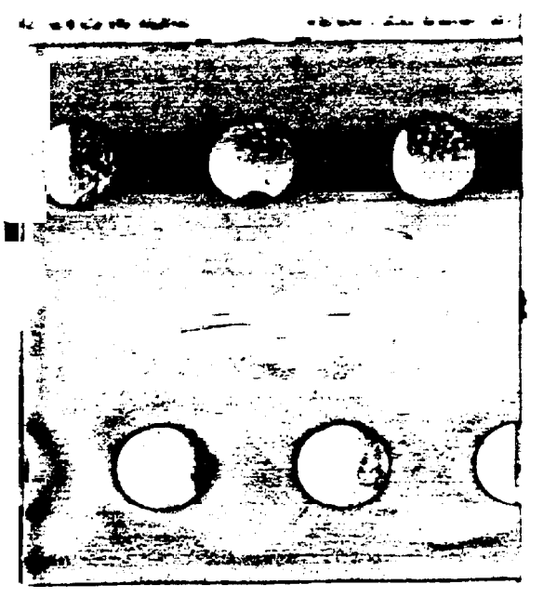
Hughes Bradley
Affiant

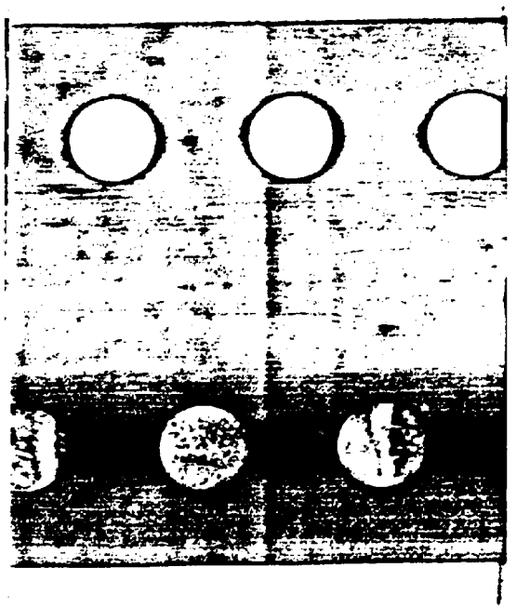
Sworn to and subscribed before me this 17th day of August, 1989.

S. Gail McCoy
Notary Public

My Commission Expires: 7-10-90

5967.5
IDENTIFICATION REFERENCE
AUG 22 9 39 AM '89
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 7920 PAGE 35

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

MAMT	46994.23
ERR	CO
MAMT	46994.23-
CAMT	46994.23
CON TX	155.10
PRFEE	1.00
MDEED	9.00
~~TOTAL~~	~~165.10~~
~~CHECK~~	~~165.10~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/22/89 01 09:41 0001 7908

59675

IDENTIFICATION REFERENCE

AUG 22 9 39 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241154