Mail

This Instrument Prepared By:
Richard K. Smith
Parker, Lawrence, Cantrell & Dean
200 Fourth Avenue, North
5th Floor, Noel Place
Nashville, Tennessee 37219

Owner: Security Federal Savings & Loan Association of Nashville
Send Tax Bills To:
P. O. Box 305171
Nashville, Tennessee 37230

Map & Parcel# 162 16c 028
029
030
031

TRUSTEE'S DEED

BOOK 7935 PAGE 440

Mortgagee Name N/A

WHEREAS, McDonnell Associates, Inc., executed to Everett A. Covington, Jr., Trustee, four separate Deeds of Trust, each on a separate parcel of Leisure Heights, each Deed of Trust to secure a separate Promissory Note payable to Security Federal Savings & Loan Association of Nashville, as more fully described in each Deed of Trust, and each Deed of Trust having been duly recorded in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Lot Number 28 was secured by a Deed of Trust dated March 1, 1989, of record in Book 7483, page 663 of said Register's Office and modified by an instrument of record in Book 7826, page 39 of said Register's Office;

WHEREAS, Lot Number 29 was secured by a Deed of Trust dated March 1, 1989, of record in Book 7483, page 658 of said Register's Office and modified by an instrument of record in Book 7826, page 41 of said Register's Office;

WHEREAS, Lot Number 30 was secured by a Deed of Trust dated March 1, 1989, of record in Book 7483, page 653 of said Register's Office and modified by an instrument of record in Book 7826, page 37 of said Register's Office;

WHEREAS, Lot Number 31 was secured by a Deed of Trust dated March 1, 1989, of record in Book 7483, page 648 of said Register's Office and modified by an instrument of record in Book 7826, page 43 of said Register's Office;

WHEREAS, Union Title Company has been appointed Substitute Trustee by the owner and holder of said Note by instrument of record in Book 7912, page 573 of the Register's Office for said county; and

WHEREAS, default occurred in the terms and conditions of each Note and/or Deed of Trust and the lawful owner called on Union Title Company, Substitute Trustee, to advertise the property for sale pursuant to the provisions of the Deeds of Trust. The Substitute Trustee did, therefore, pursuant to the authority vested in it as Substitute Trustee, and pursuant to the terms and provisions of said Deeds 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 August 10, August 17, and August 24, 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 effect the property.

Pursuant to said Notice of Sale, the Substitute Trustee, at the time and place affixed 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 One Hundred Eighty-Four Thousand, Five Hundred and no/100 dollars ($184,500.00), 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 date bargained and sold and does hereby sell, transfer and convey unto Security Federal Savings & Loan Association of Nashville, their successors and assigns, the following described real property in the 31st Councilmanic District of Davidson County, Tennessee, and more particularly described as follows:

> Being Lots No. 28, 29, 30 and 31, as shown on the plan of second revision of Section II, Phase I, Leisure Heights, revised, of record in Book 6900, page 440, Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete description.
>
> Being part of the same property conveyed to Hadley King, Trustee by deed, from McDonnell Associates, Inc., of record in Book 7831, page 871, of said Register's Office.

TO HAVE AND TO HOLD, the aforesaid real estate, together will all improvements thereon, upon 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 being 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 assigns all the covenants and warranties contained in the aforesaid Deeds 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 31st day of August, 1989.

Union Title Company

By: Hugh J. Bradley

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Patricia V. Davis, a Notary Public, in and for the above state and county, the above-signed Hugh J. Bradley, with whom I am personally acquainted, or who identified himself to my satisfaction, who acknowledged himself to be Vice President of Union Title Company, and who acknowledged that as such officer, he was authorized to sign the foregoing document for Union Title Company and duly being sworn he did so sign for Union Title Company, by affixing his name hereto as its Vice President.

Witness my hand and seal ~~this~~ 31st day of August, 1989.

Patricia V. Davis
NOTARY PUBLIC

PATRICIA V. DAVIS NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

10-9-91

BOOK 7935 PAGE 442

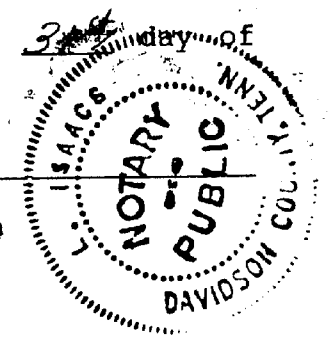
AFFIDAVIT

The actual consideration or value of this transfer whichever is greater is $184,500.00.

Elizabeth Z. Baum
AFFIANT

Sworn to and subscribed before me this 2nd day of August, 1989.

L Isaacs
NOTARY PUBLIC



My Commission Expires:

1-21-90

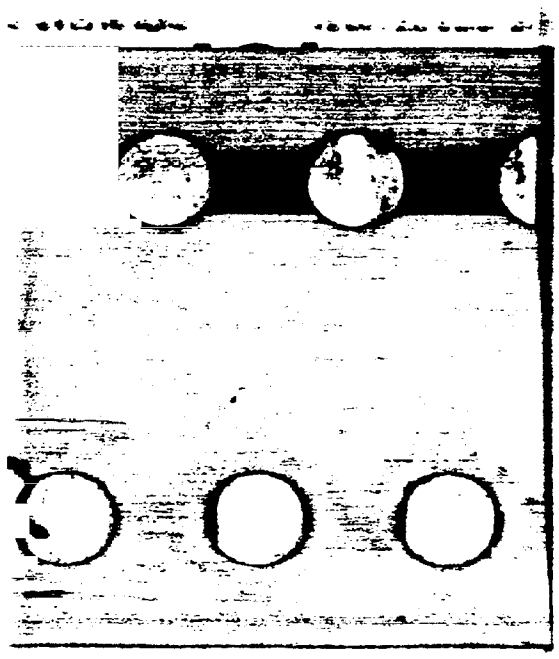
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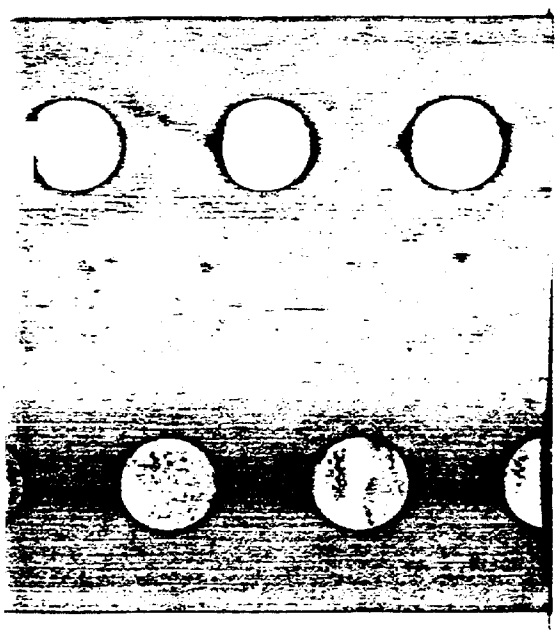
IDENTIFICATION REFERENCE

SEP 12 8 33 AM '89

DAVIDSON COUNTY, TN

3516 09/12 0101 03CHECK 618.85





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7935 PAGE 443

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 184500.00

ERR CO

MAMT 184500.00-

CAMT 184500.00

CON TX 608.85

PRFEE 1.00

WDEED 9.00

TOTAL 618.85

CHECK 618.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/12/89 01 08:33 0001 3516

SEP 12 8 33 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFI REFERENCE

6 5: I: 3 2

No. 247524