REO 89-108

BOOK 7939 PAGE 846

This Instrument Prepared by:
Security Federal Savings and
Loan Association of Nashville
616 Marriott Drive
Nashville, Tennessee 37230-5171
Map & Parcel # 108 070 B 09200 CO

OWNER: Security Federal Savings & Loan Assn.
Send Tax Bills To:
SAME 5454 09/18 0101 03CHECK 154.21

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 1, 1985, recorded in Book 6700, page 175, Register's Office for Davidson County, Tennessee, Timber Lake Joint Venture, conveyed to E.A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated November 1, 1985, in the amount of $54,000.00 payable to Security Federal Savings and Loan Association of Nashville, as shown therein, and,

WHEREAS, by a Modification and Assumption Agreement Without Release dated February 5, 1986, recorded in Book 6782, page 68, Register's Office for Davidson County, Tennessee Louis Jeoffrey Siever, a single man and Jeffrey Lee Cunningham, a single man, assumed said Deed of Trust; 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 7914, Page 768, 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 August 17, 24 and 31, 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-Three Thousand Seven Hundred Fifty No/100 Dollars ($43,750.00), 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 Unit No. 92 of Timberlake Condominiums created under Title 66, Chapter 27, Section 101, et. seq. as amended in 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 Timberlake Condominiums, as set forth in Exhibit "A-2" of of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Louis Jeoffrey Siever, a single man, and Jeffery Lee Cunningham, a single man, by deed from Timber Lake Joint Venture, of record in Book 6782, page 72, Register's Office for said County.

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 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 7th day of September, 1989.

UNION TITLE COMPANY

By: Hugh J. Bradley

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hugh J. Bradley, 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 7th day of September, 1989.

Notary Public

My Commission Expires: 11-21-92

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $43,750.00.

Affiant

Sworn to and subscribed before me this 7th day of September, 1989.

Notary Public

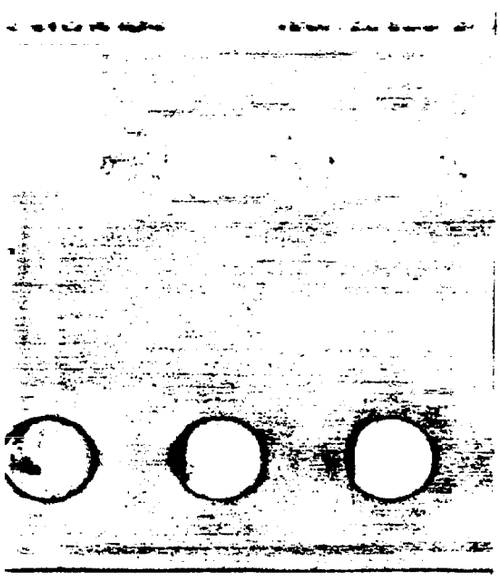
My Commission Expires: 11-21-92

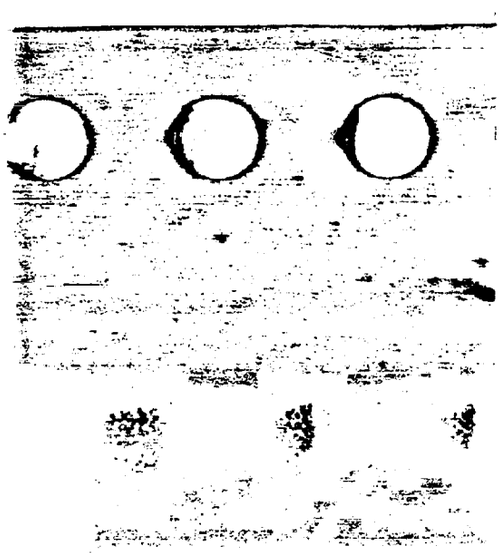
6.6.8.0.2.

IDENTIFICATION REFERENCE

SEP 18 9 51 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





**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 43750.00
CON TX 144.21
PRFEE 1.00
MDEED 9.00
TOTAL 154.21
CHECK 154.21

09/18/89 01 09:52 0001 5454

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66802.

IDENTIFICATION REFERENCE

SEP 18 9 51 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 249439