REC 89-111

Mail

This Instrument Prepared By:
Richard K. Smith
Parker, Lawrence, Cantrell & Dean
200 Fourth Avenue, North
5th Floor, Noel Place
Nashville, Tennessee 37219
Map & Parcel# 142-7-20
Mortgagee Name N/A

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

BOOK 7960 PAGE 148

TRUSTEE'S DEED

WHEREAS, Investment Building Group, a Tennessee general partnership composed of Harry G. Hemmerly, Calvin C. Tate and James T. McClain conveyed to Union Title Company, Inc., Trustee, a Deed of Trust to secure payment of a Construction Note dated November 7, 1986, payable to Security Federal Savings & Loan Association of Nashville, as more fully described in said Deed of Trust of record in Book 7037, page 689, Register's Office of Davidson County, Tennessee; and

WHEREAS, default occurred in the terms and conditions of the Note and/or Deed of Trust and the lawful owner called on Union Title Company, Inc., Trustee, to advertise the property for sale pursuant to the provisions of the Deed of Trust. The Trustee did, therefore, pursuant to the authority vested in it as Trustee, and pursuant to the terms and provisions of 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 September 7, September 14, and September 21, 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 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 Four Hundred Fifty Thousand Dollars ($450,000.00), 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 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, certain real property in Davidson County, Tennessee, described as follows:

Being a parcel of land located in the 2nd Civil District of Nashville, Davidson County, Tennessee on the southeast side of Old Harding Pike (having a sixty foot right-of-way), between Hicks Road and Colice-Jeanne Road, and being described according to a survey dated September 18, 1986, by Wamble & Associates, Job No. 30-0886, as follows, to-wit:

Being at an existing iron pin in the southeast right-of-way line of Old Harding Pike and in the northwest corner of Willow Point Phase I of record in Plat Book 6250, page 586, Register's Office of Davidson County, Tennessee; runs thence along the westerly property line of said Willow Point tract, south 12 degrees 34' 19" east 592 feet to a point; thence, north 87 degrees 34' 19" west 123 feet to a point; thence, north 32 degrees 34' 19" west 26.50 feet to a point; thence, north 71 degrees 34' 19" west 275 feet to a point; thence, north 36 degrees 35' 11" west 243.43 feet to a point in the southeast right-of-way line of Old Harding Pike; thence, along

said right-of-way line as follows; along a circular curve curving to the right with the following parameters: delta equal 04 degrees 32' 28", radius equal 2,848.50 feet, tangent equal 112.94 feet, length equal 225.76 feet, cord bearing of north 55 degrees 41' 06" east with a curve length of 225.76 feet to a point; thence, north 57 degrees 57' 17" east 167.79 feet to a point; thence, along a circular curve curving to the right with the following parameters: delta equals 1 degree 57' 10", radius equals 2,933.98 feet, tangent equals 50 feet; cord bearing of north 58 degrees 55' 52" east, with a curve length of 100 feet to the point of beginning, containing 173,147 square feet, or 3.97 acres more or less.

INCLUDED IN THE ABOVE TRACT, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING:

Land in Davidson County, Tennessee, being Unit Nos. 201, 203, 206, 210, 211, 213, 214, 215, 216, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, and 228 on the plan of Wynbrook Condominiums, as shown as exhibits to the Master Deed of record in Book 7285, page 918, as amended in Book 7507, page 271, Register's Office for said county, to which plan reference is made for a more complete description.

Being part of the property conveyed to Investment BuildING Group, a Tennessee general partnership, composed of Harry G. Hemmerly, Calvin C. Tate and James T. McClain, by deed from Marshall I. Karr, of record in Book 7037, page 685, Register's Office for said county.

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 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 Trustee, subject to the Master Deed and By-Laws of Wynbrook Condominiums of record in Book 7285, page 918, as amended in Book 7507, page 271 of said Register's office and subject to any other exception noted herein and shown of record, but no further or otherwise.

WITNESS my hand this 29th day of September, 1989.

Union Title Company, Inc.
Substitute Trustee

By: Richard Dean

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand and seal this 29th day of September, 1989.

NOTARY PUBLIC

My Commission Expires:

11-18-91

AFFIDAVIT

The actual consideration or value of this transfer whichever is greater is $450,000.00.

AFFIANT

Sworn to and subscribed before me this 29th day of September, 1989.

NOTARY PUBLIC

My Commission Expires:

11-18-91

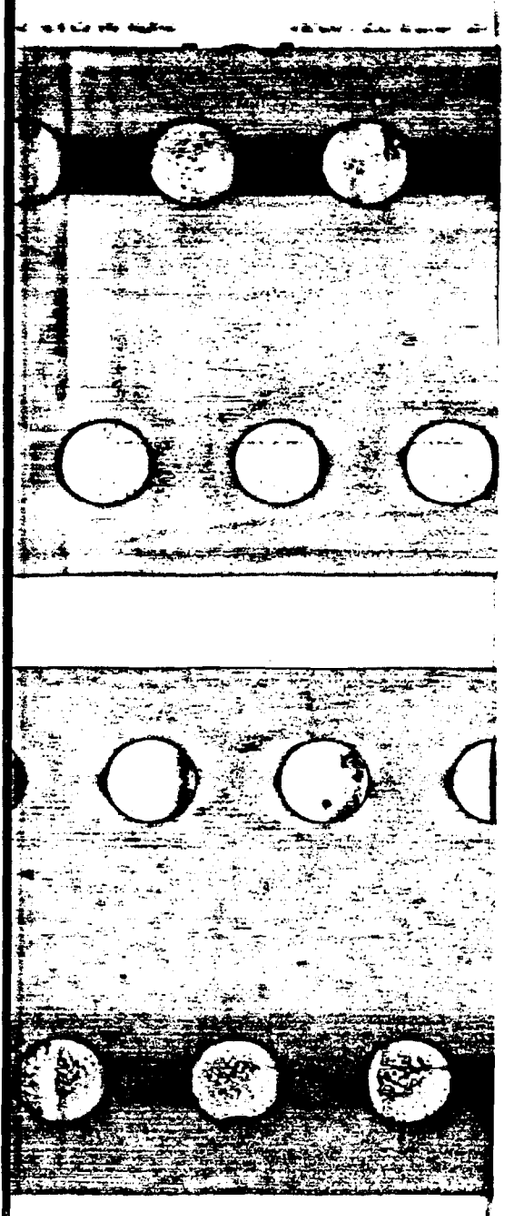
73788

IDENTIF. T REFERENCE

Oct 13 9 17 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

5422 10/13 0101 03CHECK 1495.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7960 PAGE 151

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 450000.00
CON TX 1485.00
PRFEE 1.00
WDEED 9.00
TOTAL 1495.00
CHECK 1495.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/13/89 01 09:20 0001 5422

737888

IDENTIF. TREFERENCE

OCT 13 9 17 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 257585