REO 89-116

BOOK 7964 PAGE 516

Mail

This Instrument Prepared by:
Security Federal Savings and Loan
Association of Nashville
616 Marriott Drive
Nashville, Tennessee 37230-5171
Map & Parcel # 150 07 0 46300
Mortgagee Name N/A

OWNER: Security Federal Savings & Loan Assn.
Send Tax Bills To:
SAME

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 31, 1985, recorded in Book 6571, page 202, Register's Office for Davidson County, Tennessee, David L. Ford, conveyed to E.A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated May 31, 1985, in the amount of $50.300.00 payable to Security Federal Savings and Loan Association of Nashville, as shown therein, and,

WHEREAS, Union Title Company, Inc. has been appointed Substitute Trustee by the owner and holder of said Note by an instrument of record in Book 6980, Page 894, 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, Inc., 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 September 21, September 28, and October 5, 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 Thirty-Eight Thousand and No/100's ———— Dollars ($38,000.00), 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 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 Lot No. 3 on the plan of Lakeshore Woods, Section 1 of record in Plat Book 5200, page 502 Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to David L. Ford from C.D.T. Properties, Ltd., by deed of record in Book 6571, page 192, Register's Office for said County.

Whereas, said real estate is now known as property located in Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 3 on the Plan of Lakeshore Woods, Section 1 of record in Book 5200, page 502, now known as lot No. 3A, as shown on the Zone Lot plan of record in Book 6250, page 484, Register's Office for said County.

Being the same property conveyed to David L. Ford from C.D.T. Properties, Ltd. by deed of record in Book 6571, page 192, 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 12th day of October, 1989.

UNION TITLE COMPANY, INC.

SUBSTITUTE TRUSTEE

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, Inc., the within bargainor, a corporation, acting as substitute trustee 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 12th day of October, 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 $38,000.00

Affiant

Sworn to and subscribed before me this 12th day of October, 1989.

Notary Public

My Commission Expires: 11-21-92

75411

IDENTIF. T REFERENCE

Oct 20 10 14 AM '89

FELIX Z. [illegible] 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 38000.00
CON TX 125.40
PRFEE 1.00
WDEED 9.00
TOTAL 135.40
CHECK 135.40

10/20/89 01 10:17 0001 7384

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

754111

IDENTIF. TREFERENCE

OCT 20 10 14 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 259524