REC 89-117

Mail

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

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

BOOK 7964 PAGE 520

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 20, 1985, recorded in Book 6602, page 978, Register's Office for Davidson County, Tennessee, John P. Emmett, conveyed to E.A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note in the amount of $64,000.00 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 7939, Page 851, 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 Forty-Five Thousand and No/100———— Dollars ($45,000.00), 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:

Lot No. 39, on the plan of Inns of Granny White as of recrd in Book 6250, page 460, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a concrete monument in the southerly margin of Harpeth Knobs Drive being the most northerly corner of Lot No. 38 on the plan of Inns of Granny White, as of record aforesaid; thence, South 56° 51" 14" West 263.66 feet to a concrete monument; thence, North 87° 46' 20" West 69.09 feet to a concrete monument; Thence, North 33° 8' 46" West 120.00 feet to a point; thence, North 56° 51° 14" East 320.00 feet to a point in the southerly margin of Harpeth Knobs Drive; thence, along said margin South 33° 8' 46" East 160.00 feet to the point of beginning. Containing 1.1495 acres, more or less.

Being the same property conveyed to John P. Emmett, by deed from Dukes & Duskes, a Tennessee General Partnership, by deed of record in Book 6585, page 749, Register's Office, Davidson County, Tennessee, and by Correction Warranty Deed in Book 6949, page 808, 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 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 $ 45000.00.

Affiant

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

Notary Public

My Commission Expires: 11-21-92

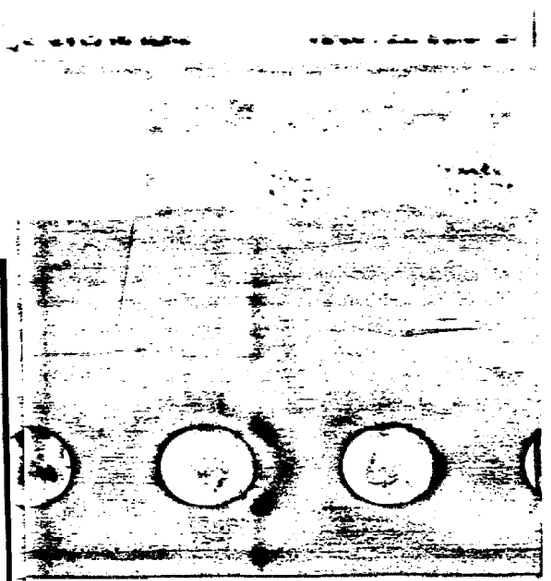
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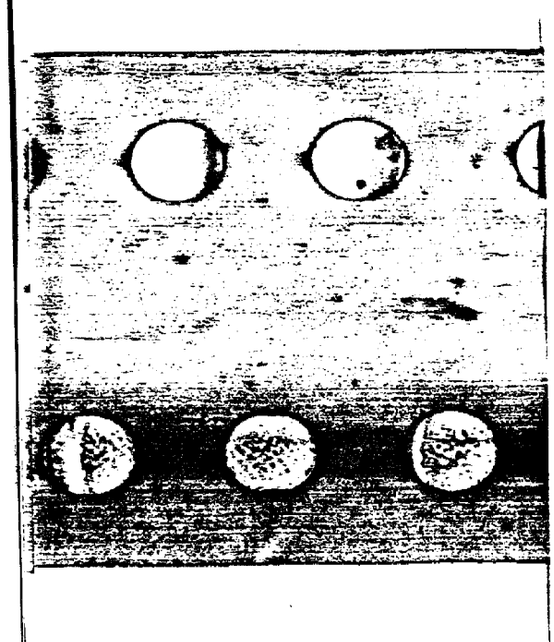
IDENTIF. REFERENCE

Oct 23 10 14 AM '89

FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

7385 10/20 0101 03CHECK 158.50





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

RECEIVED OF _____

FOR _____

BOOK 7964 PAGE 523

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 45000.00
CON TX 148.50
PRFEE 1.00
WDEED 9.00
TOTAL 158.50
CHECK 158.50

10/20/89 AA 10:17 0001 7385

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75412

IDENTIF. REFERENCE

OCT 20 10 14 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 259525