This Instrument Prepared by:
Security Federal Savings & Loan
Association o Nashville
P.O. Box 305171
Nashville, Tennessee 37230-5171

OWNER: Administrator U.S. Small Business Administration
Send Tax Bills To:
Small Business Administration
1812 Parkway Towers
Nashville, TN 37219
Map & Parcel 142-4-A 008.00C

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 12, 1979, recorded in Book 5464, page 484, Register's Office for Davidson County, Tennessee, Ted Edward Gooden, unmarried, conveyed to E.A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated July 12, 1979, in the amount of $26,900.00 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 7943, Page 67, 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 28, October 5 and 12, 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 Administrator U.S. Small Business Administration, for the sum of Thirty-Three Thousand and No/100 Dollars ($33,000.00), 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 Administrator U.S. Small Business Administration, their successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows:

Being Unit No. 8 in a Horizontal Property Regime located on the Plat of Belle Forest, of record in Book 5200, page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Ted Edward Gooden, unmarried, by deed from Thomas C. Scott, Trustee, of record in Book 5464, page 481, Register's Office for said County.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said Administrator U.S. Small Business Administration, 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 Administrator U.S. Small Business Administration, 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 26th day of October, 1989.

UNION TITLE COMPANY, INC.

SUBSTITUTE TRUSTEE

By: Richard Dean

Title: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard Dean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be President of Union Title Company, Inc., the within bargainor, a corporation, acting as substitute trustee and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office in Nashville, Tennessee this 26th day of October, 1989.

Pamela B. Hampton
Notary Public

My Commission Expires: 11-18-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $33,000.00.

Affiant

Sworn to and subscribed before me this 26th day of October, 1989.

Pamela B. Hampton
Notary Public

My Commission Expires: 11-18-91

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IDENTIF. TREFERENCE

Oct 27 9 57 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

9408 10/27 0101 01CASH 9.00