REC 89-118

This Instrument Prepared By:
Richard K. Smith
Parker, Lawrence, Cantrell & Dean
200 Fourth Avenue, North
5th Floor, Noel Place
Nashville, Tennessee 37219

Map & Parcel # 147 8 164
Mortgagee Name N/A

Owner: Security Federal
Savings & Loan Association
Send Tax Bills To:
P. O. Box 305171
616 Marriott Drive
Nashville, TN 37230

BOOK 7971 PAGE 638

TRUSTEE'S DEED

WHEREAS, Larimore Foster, Jr. and Pamela M. Foster, by Deed of Trust, dated May 1, 1985, of record in Book 6560, page 487 of the Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property, to secure payment of a Promissory Note dated May 1, 1985, in the amount of $171,000.00 payable to Security Federal Savings & Loan Association of Nashville, as shown therein, and;

WHEREAS, Pamela M. Foster conveyed to Larimore Foster, Jr., her interest in the property by Quitclaim Deed dated January 11, 1989, of record in Book 7802, page 576, of said Register's Office;

WHEREAS, Union Title Company, Inc. has been appointed Substitute Trustee by the owner and holder of said Note by instrument of record in Book 7944, page 112 of the Register's Office for said county; and

WHEREAS, default occurred in the terms and conditions of said Note and/or Deed of Trust and 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 it as Substitute 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 28, October 5, and October 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 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 Forty-Eight Thousand Five Hundred Dollars ($48,500.00), 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 date bargained and sold and does hereby sell, transfer and convey unto Security Federal Savings & Loan Association of Nashville, their successors and assigns, the following described real property in Davidson County, Tennessee, and more particularly described as follows:

> Being Lot No. 15 on the plat of Hillbrook Subdivision Section VII of record in Plat Book 3842, page 249, Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 15 fronts 70 feet on the westerly margin of Faulkner Drive and extends back 169.50 feet in the northerly line and 170.60 feet on the southerly line to a line on the rear on which it measures 70 feet.

Being the same property conveyed to Larimore Foster, Jr. by Quitclaim Deed from Pamela M. Foster of record in Book 7802, page 576, of said Register's Office.

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 Substitute 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 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 19th day of October, 1989.

Union Title Company, Inc.
Substitute Trustee

By: Hugh J. Bradley

Title: Vice President

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 Hugh J. Bradley, with whom I am personally acquainted, or who identified himself to my satisfaction, who acknowledged himself to be Vice 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 Vice President.

Witness my hand and seal this 19th day of October, 1989.

Pamela B. Hampton
NOTARY PUBLIC

My Commission Expires:
11-18-91

AFFIDAVIT

The actual consideration or value of this transfer whichever is greater is $48,500.00.

Elizabeth G. Baum
AFFIANT

Sworn to and subscribed before me this 19th day of October, 1989.

NOTARY PUBLIC

My Commission Expires:

11-18-91

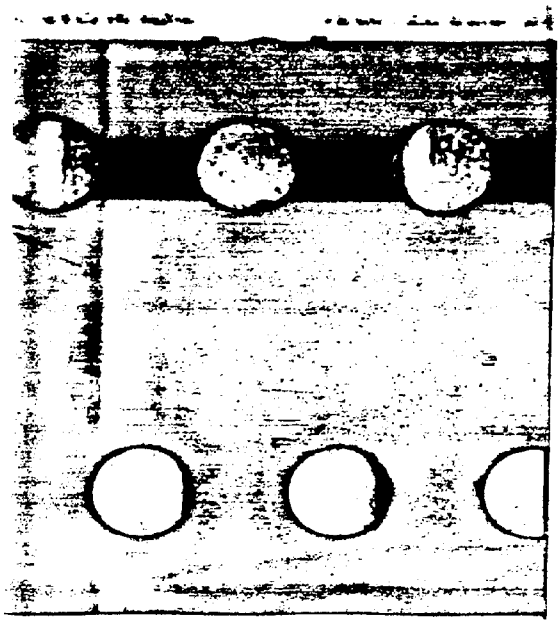
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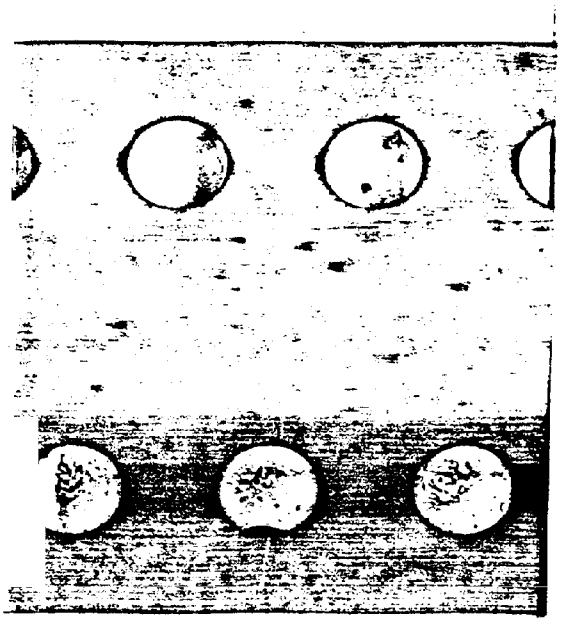
77883

IDENTIF. TREFERENCE

Oct 31 10 51 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7971 PAGE 641

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 48500.00
CON TX 160.05
PRFEE 1.00
WDEED 9.00
TOTAL 170.05
CHECK 170.05

10/31/89 01 10:51 0001 0350

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77883

IDENTIF. REFERENCE

OCT 31 10 51 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 262445