89-127

This Instrument Prepared by:
Union Title Company, Inc.
616 Marriott Drive
P.O. Box 292574
Nashville, Tennessee 37229-2574

OWNER: Security Federal Savings & Loan Assn.
Send Tax Bills To:
SAME
Bal 305171
3730

Map & Parcel 093 05 2A 11500 CO
Mortgagee Name N/A

TRUSTEE'S DEED

BOOK 7996 PAGE 299

WHEREAS, by Deed of Trust dated October 30, 1985, recorded in Book 6705, page 799, Register's Office for Davidson County, Tennessee, Watauga Partners, Ltd., a Tennessee limited partnership, conveyed to E.A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated October 30, 1985, in the amount of $62,300.00 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 7237, Page 401, said Register's Office and as amended by an Amended Appointment of Substitute Trustee of record in Book 7931, page 450, said Register's Office;

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 October 26, and November 2 and 9, 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 Fifty-Two Thousand and no/100 ———— Dollars ($52,000.00), this being the highest and best bid received therefore.

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:

Land in Davidson County, Tennessee being Unit No. 402, of POLK MANOR CONDOMINIUM, created under Title 66, Chapter 27, Section 101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6339, page 281, Register's Office for Davidson County, Tennessee, together with an undivided percentage in the Common Elements appurtenant to said unit, as set forth in the Master Deed and Bylaws. Reference is hereby made to the Plat of Polk Manor Condominium, included in the Master Deed and Bylaws at Book 6339, page 303, for a more complete identification and description of said unit.

Being property conveyed to Watauga Partners, Ltd., a Tennessee Limited Partnership, by deed from Continental Consultants, Inc., of record in Book 6697, page 894, 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 16th day of November, 1989.

UNION TITLE COMPANY, INC.

SUBSTITUTE TRUSTEE

By: Hugh J. Bradley
Vice President

0854 12/01 0101 03CHECK 181.60

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 16th day of November, 1989.

Elizabeth Jane Bacon
Notary Public

My Commission Expires: 9/25/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $52,000.00.

Patricia Adams
Affiant

Sworn to and subscribed before me this 16th day of November, 1989.

Elizabeth Jane Bacon
Notary Public

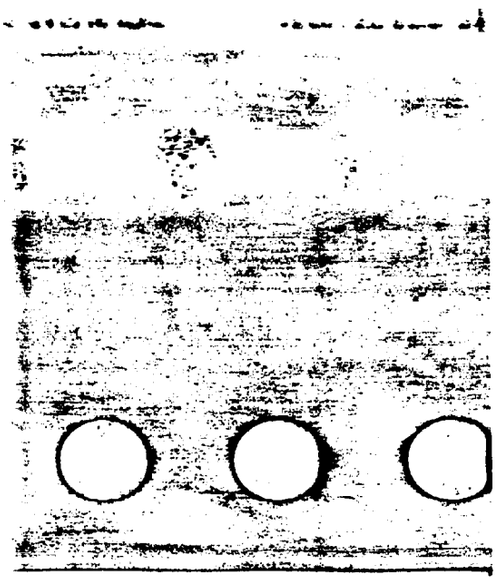
My Commission Expires: 9/25/93

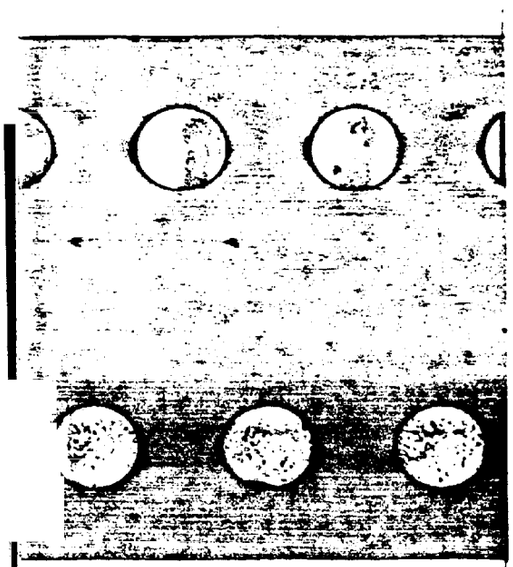
8619 3

IDENTIF. REFERENCE

DEC 1 12 24 PM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7996 PAGE 302

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	52000.00
			CON TX	171.60
			PRFEE	1.00
			WDEED	9.00
			TOTAL	181.60
			CHECK	181.60
12/01/89		01	12:21	0001 0854

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86193

IDENTIF. TREFERENCE

Dec 1 12 24 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 272073