REC 90-01

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

Map & Parcel# 064 12 0C 202 00000
Mortgagee Name N/A

TRUSTEE'S DEED

BOOK 8024 PAGE 253

WHEREAS, by Deed of Trust dated January 22, 1988, recorded in Book 7459, page 748, Register's Office for Davidson County, Tennessee, A & G Enterprises, conveyed to E.A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated January 22, 1988, in the amount of $107,200.00 payable to Security Federal Savings and Loan Association of Nashville, as shown therein, and,

WHEREAS, said note and deed of trust was further modified with a Modification of Note and Deed of Trust executed by A & G Enterprises on the 2nd day of February, 1989, of record in Book 7766, page 697, said Register's Office; 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 7998, Page 274, 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 December 14, 21 and 28, 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 Ninety-Two Thousand and No/100 ———— Dollars ($92,000.00), 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:

Being Building Envelope 202 on the Plan of Lexington, a Planned Unit Development of record in Book 6250, page 340 and 341, Register's Office for said County.

Being a portion of the same property conveyed to A & G Enterprises, Inc. A Tennessee Corporation, by deed from Lexington Ltd., a Tennessee Limited Partnership of record in Book 7527, page 738, 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 10th day of January, 1990.

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 10th day of January, 1990.

Elizabeth Jane Baum
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE ELIZABETH ZAUM

My Commission Expires: 9/25/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $92,000.00.

Patricia E. McInnis
Affiant

Sworn to and subscribed before me this 10th day of January, 1990.

Elizabeth Jane Baum
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE ELIZABETH ZAUM

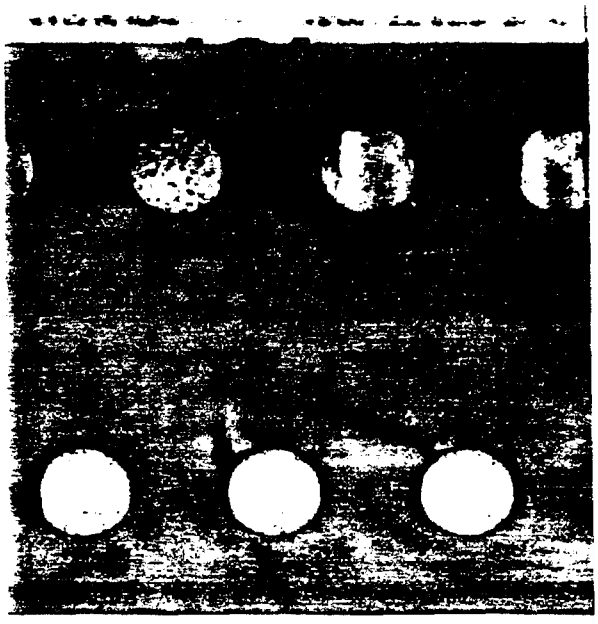
My Commission Expires: 9/25/93

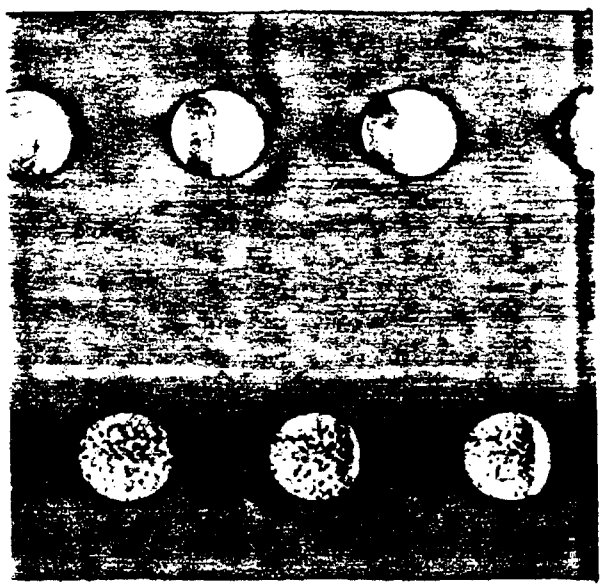
95733

IDENTIFICATION REFERENCE

JAN 12 8 49 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 8024 PAGE 256

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	92000.00
			CON TX	303.60
			PRFEE	1.00
			WDEED	9.00
			TOTAL	313.60
			CHECK	313.60
01/12/90	01	08:49	0001	2421

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.5.7.3 3.

IDENTIFICATION REFERENCE

JAN 12 8 49 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 283538