REC 90-04

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

Mortgagee Name N/A
Map & Parcel # 132 07 0 07000

TRUSTEE'S DEED

BOOK 8039 PAGE 978

WHEREAS, by Deed of Trust dated April 30, 1986, recorded in Book 6847, page 324, Register's Office for Davidson County, Tennessee, Harry M. Marks, and wife, Patty A. Marks, conveyed to E.A. Covington, Jr., Trustee, and said Deed of Trust was modified with a Modification of Deed of Trust to include the names of Paul F. Durham and wife, Nadene H. Durham as borrowers of recor din Book 7309, page 339, said Register's Office, the real estate hereinafter described, to secure a Note dated April 30, 1986, in the amount of $305,260.00 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 8017, Page 503, 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 January 11, 18 and 25 1990 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 Two Hundred Ninety-Five Thousand and NO/100 Dollars ($295,000.00), 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:

TRACT I

Land in the 2nd Civil District, Davidson County, Tennessee, inside the City of Oak Hill, Tennessee.

Being Lot no. 3 on the Plat of the James L. Shaw Property of record in Plat Book 5200, page 549, said Register's Office.

Said Lot No. 3 fronts 150.20 feet on the northerly margin of Southmeade Parkway and extends back 293.51 feet on the easterly line and 291.93 on the westerly line, to a line on the rear on which it measures 150.0 feet.

Being part of the same property conveyed to Harry M. Marks and wife, Patty A. Marks by deed fron J.L. Shaw etux, Nancy M. Shaw, of record in Book 6344, page 439, said Register's Office.

Also being the same property conveyed to Paul F. Durham and wife, Nadene H. Durham by Quitclaim Deed from Harry M. Marks, and wife, Patty A. Marks of record in Book 7284, page 43, 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 31st day of January, 1990.

UNION TITLE COMPANY, INC.

SUBSTITUTE TRUSTEE

By: Hugh J. Bradley
Vice President

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 31st day of January, 1990.

Notary Public

My Commission Expires: 10-9-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $ 295,000.00

Affiant

Sworn to and subscribed before me this 31st day of January, 1990.

Notary Public

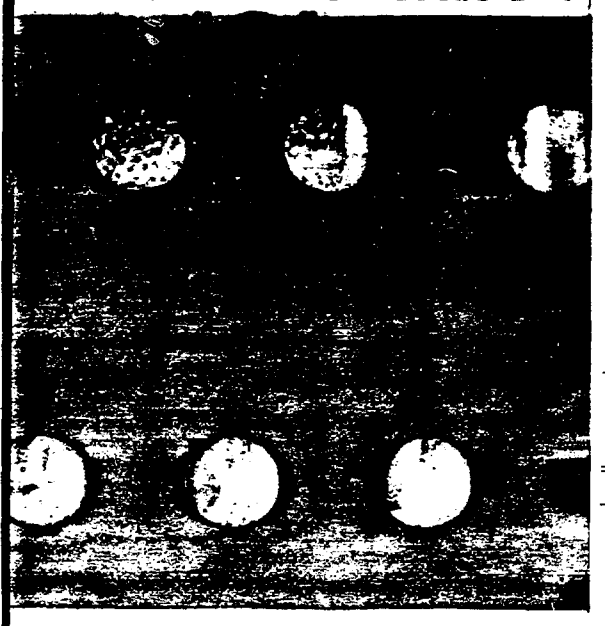
My Commission Expires: 10-9-91

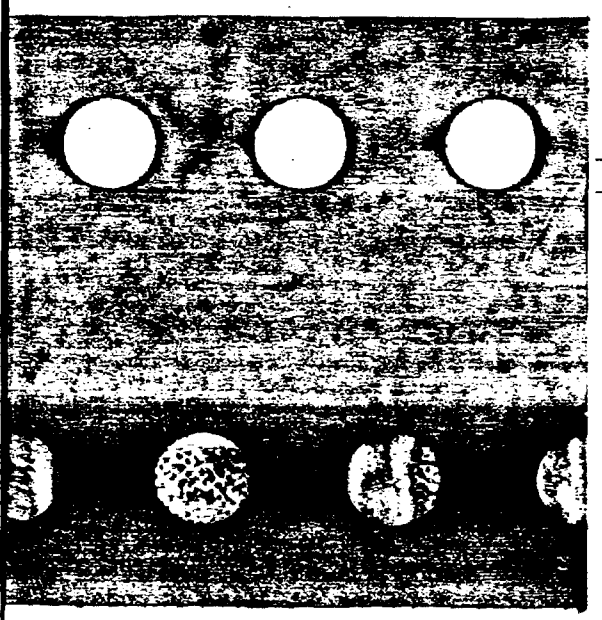
0 1 7 3 6

IDENTIF. TREFERENCE

FEB 5 11 30 AM '90

DAVIDSON COUNTY TN.





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

RECEIVED OF _____

FOR _____

BOOK 8039 PAGE 981

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
295000.00
CON TX 973.50
PRFEE 1.00
WDEED 9.00
TOTAL 983.50
CHECK 983.50

02/05/90 01 11:31 0001 0358

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Q 11736

IDENTIF. REFERENCE

FEB 5 11 30 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 290387