REC 90-10

Mail

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:
616 Marriott Drive
P.O. Box 305171
Nashville, Tennessee 37230-5171

Map & Parcel # 161 09 0 13300

Mortgagee Name N/A

TRUSTEE'S DEED

BOOK 8059 PAGE 280

WHEREAS, by Deed of Trust dated October 28, 1988, recorded in Book 7690, page 408, Register's Office for Davidson County, Tennessee, Donald Richard Bohan and wife, Kim Scott Bohan, conveyed to E.A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated October 28, 1988, in the amount of $78,900 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 8031, Page 693, 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 February 1, 8 and 15, 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 Fifty-Nine Thousand Five Hundred and No/100 Dollars ($59,500.00), 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: BOOK 8059 PAGE 281

Being Lot No. 35-B on the Plan of Zone Lot Division of Lot No. 35, Section Two, Brentwood Meadows, as shown on plat of record in Plat Book 5200, page 782, as amended by 6250, page 656, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

SAID lot no. 35-B fronts 39.6 feet on the northerly margin of Hickory Meadows Court, and extends back 154.7 feet on the westerly line and 153.1 feet on the easterly line to a dead in the rear, measuring 61.7 feet, thereon.

BEING the same proeprty conveyed to Doanld Richard Bohan and wife, Kim Scott Bohan by Deed from Security Federal Savings and Loan Association of Nashville of record in Book 7690, page 405, Register's office for Davidson County, Tennessee.

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 1st day of March , 1990.

UNION TITLE COMPANY, INC.

SUBSTITUTE TRUSTEE

By: Hugh J. Bradley

0060 03/07 0101 03CHECK 206.35

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 1st day of March, 1990.

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 $ 59,500.00 .

Affiant

Sworn to and subscribed before me this 1st day of March, 1990.

Notary Public

My Commission Expires: 9/25/93

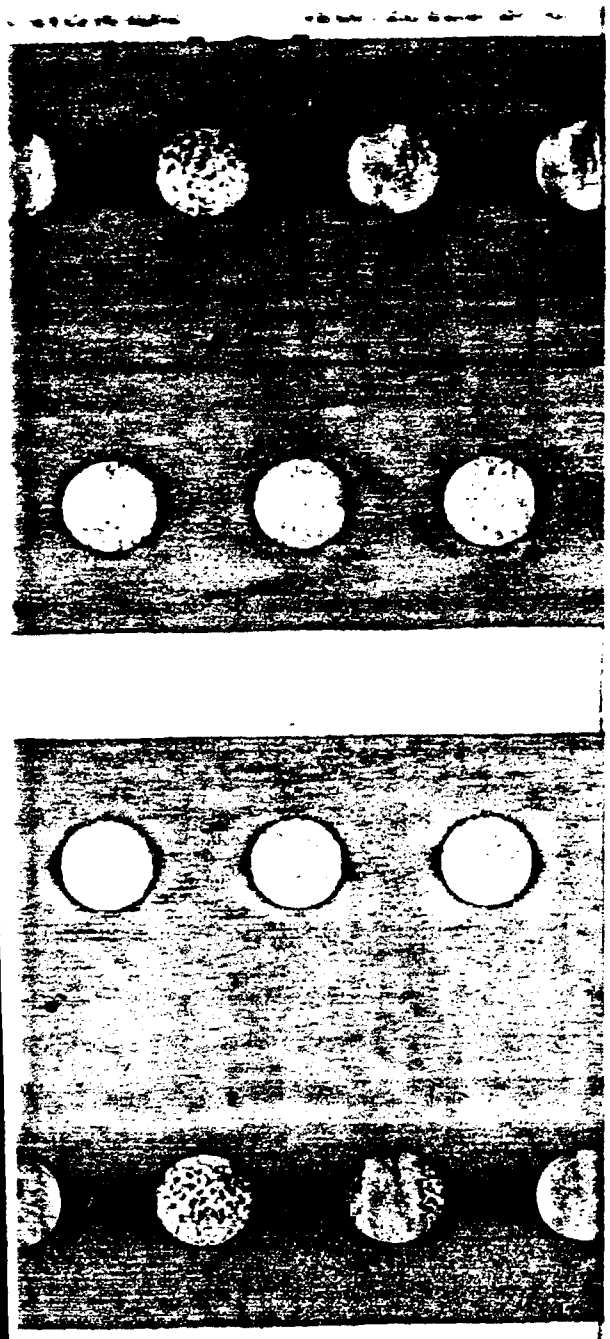
08753

IDENTIF. REFERENCE

MAR 7 9 27 AM '90

DAVIDSON COUNTY TN.

2.1



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

RECEIVED OF _____

FOR _____

BOOK 8059 PAGE 283

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 5950000.00 ERR CO CAMT 5950000.00- CAMT 59500.00 CON TX 196.35 PRFEE 1.00 WDEED 9.00 TOTAL 206.35 CHECK 206.35	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/07/90 01 09:28 0001 0060

08753

IDENTIF. REFERENCE

MAR 7 9 27 AM '90

DAVIDSON COUNTY TN.

No. 298558