REO 90-11

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

mail
OWNER: Security Federal Savings & Loan Assn.
Send Tax Bills To:
616 Marriott Drive
P.O. Box 305171
Nashville, TEnnessee 37229-5171

3416 03/19 0101 03CHECK 125.50

Mortgagee Name N/A

Map & Parcel # 150 070 26300

TRUSTEE'S DEED

BOOK 8067 PAGE 89

WHEREAS, by Deed of Trust dated January 31, 1989, recorded in Book 7773, page 953, Register's Office for Davidson County, Tennessee, David D. Power and wife, Brenda J. Power, conveyed to E.A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated January 31, 1989, in the amount of $55,000.00 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 8043, Page 872, 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 22, March 1 and 8, 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 Thirty-Five Thousand and No/100———— Dollars ($35,000.00), this being the highest and best bid received therefore.

11631

IDENTIF. REFERENCE

MAR 19 9 48 AM '90

DAVIDSON COUNTY TN.

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 Lot No. 53A, on the plan of Zone Lot Division, Lots 53 & 54, Lakeshore Woods, Section 2, as shown on plat of record in Plat Book 6250, page 483, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 53A fronts 31.09 feet on the south margin of Oak Trees Court, and extends back 133.5 feet on the east line and 133.5 feet on the west line to a dead line in the rear, measuring 29.4 feet, thereon.

Being the property conveyed to David D. Power and wife, Brenda J. Power by Deed from Security Federal Savings and Loan Association of Nashville of record in Book 7773, page 950, 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 15th day of March, 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 15th day of March, 1990.

Elizabeth Jane Burum
Notary Public

My Commission Expires: 9/25/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

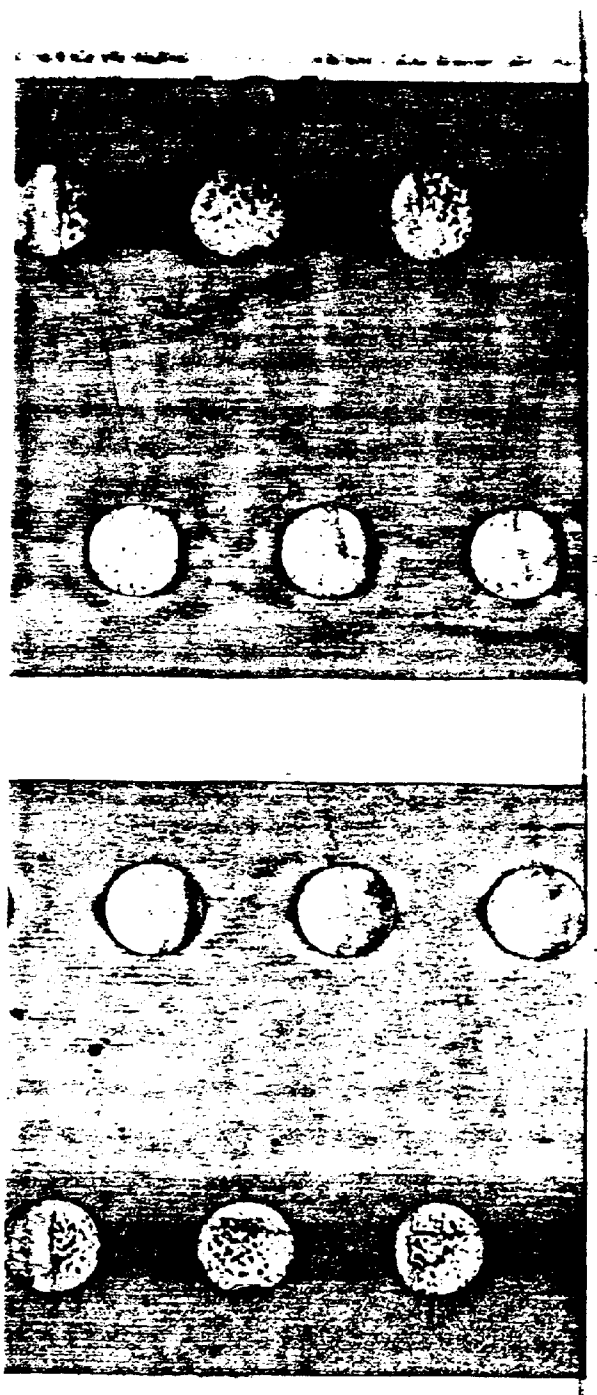
The actual consideration or value of this transfer, whichever is greater is $ 35,000.00.

Hugh J. Bradley
Affiant

Sworn to and subscribed before me this 15th day of March, 1990.

Elizabeth Jane Burum
Notary Public

My Commission Expires: 9/25/93



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8067 PAGE 92

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 35000.00
CON TX 115.50
PRFEE 1.00
WDEED 9.00
TOTAL 125.50
CHECK 125.50

03/19/90 01 09:44 0001 3416

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 6 3 1

IDENTIFICATION REFERENCE

MAR 19 9 48 AM '90

FELIX Z. WILSON, II
REGISTER OF
DAVIDSON COUNTY TN.

No. 301866