THIS INSTRUMENT PREPARED BY:
George R. Fusner, Jr.
White & Reasor
3305 West End Avenue
Nashville, TN 37203

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.
Security Federal Savings and Loan Association of Nashville 616 Marriott Drive P.O. Box 305171 Nashville, TN 37230-5171	Same	Map and Parcel No. 104-11-192; F.B. 24W-03380

TRUSTEE'S DEED

FOR AND IN CONSIDERATION OF the sum of Four Hundred Seventy One Thousand, Four Hundred Seventy-Seven and No/100 ($471,477.00) Dollars, the receipt of which is hereby acknowledged, UNION TITLE COMPANY, INC., Successor Trustee, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, a federally chartered savings and loan association, hereinafter called "Grantee", its successors and assigns, without covenant or warranty, express or implied, certain real estate in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, Being Unit Nos. 2009, 2011, 2013, 2015, 2017, 2019, 2021, 2023, 2025, 2027, 2029, 2031, 2033, and 2035, on the Plan of CONVENT SQUARE CONDOMINIUM, as shown on the Plat of record in Plat Book 6528, page 590, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements for CONVENT SQUARE CONDOMINIUMS, appurtenant to each unit as defined in the Master Deed and Bylaws for CONVENT SQUARE CONDOMINIUMS, of record in Book 6528, page 570, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to B & B Properties, a partnership composed of Irving B. Rosenblum and Brenda W. Rosenblum, by deed from Mary Virginia (Mrs. Harvey) Gee, et vir., S. Harvey Gee, of record in Book 5478, page 217, Register's Office for Davidson County.

This conveyance is made pursuant to the powers conferred upon Grantor by certain Deeds of Trust, as more particularly described on Exhibit "A", executed by B & B Properties, a partnership composed of Irving B. Rosenblum and Brenda W. Rosenblum to Everett A. Covington, Jr., Trustee, with the Grantor having been appointed Successor Trustee by an

instrument of record in Book 8043, page 420, said Register's Office. As set forth in that Successor Trustee's Sale and Foreclosure Notice, a copy of which is attached hereto as Exhibit "B", published pursuant to the aforementioned Deeds of Trust and applicable law in The Nashville Record on February 22, 1990, March 1, 1990 and March 8, 1990, default has been made in the terms, conditions, provisions, and payments provided for in the aforementioned Deeds of Trust, and the sale at foreclosure of the above-described property was scheduled for Monday, March 19, 1990 at 11:00 a.m. at the Main Door of the Metropolitan Courthouse, Nashville, Davidson County, Tennessee. That foreclosure sale has been held and concluded as provided in the foreclosure notice.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed, as Trustee only, on this the 19th day of March, 1990.

"GRANTOR"

UNION TITLE COMPANY, INC.,
Successor Trustee

By Hugh J. Bradley
Title: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George R. Fusner, Jr., a Notary Public for the State and County aforesaid, Hugh J. Bradley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Security Federal Savings and Loan Association of Nashville, the Grantor, and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 19th day of March, 1990.

Notary Public

My commission expires: 2-15-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $471,477.00.

Patricia A. Davis
AFFIANT

SUBSCRIBED and sworn to before me this 19th day of March, 1990.

Notary Public

My commission expires: 2-15-93

EXHIBIT A

Unit	Deed of Trust	Date
2009	Book 6541, page 384	4/11/85
2011	Book 6541, page 376	4/11/85
2013	Book 6541, page 368	4/11/85
2015	Book 6541, page 360	4/11/85
2017	Book 6541, page 352	4/11/85
2019	Book 6541, page 344	4/11/85
2021	Book 6541, page 336	4/11/85
2023	Book 6541, page 328	4/11/85
2025	Book 6541, page 320	4/11/85
2027	Book 6541, page 312	4/11/85
2029	Book 6541, page 304	4/11/85
2031	Book 6541, page 296	4/11/85
2033	Book 6541, page 288	4/11/85
2035	Book 6541, page 280	4/11/85

EXHIBIT B

SUCCESSOR TRUSTEE'S SALE AND
FORECLOSURE NOTICE

Default having been made in the terms, conditions, provisions, and payments provided for in certain Deeds of Trust, described as follows:

Unit	Deed of Trust	Amount of Note	Date
2009	Book 6541, page 384	$29,950.00	4/11/85
2011	Book 6541, page 376	24,800.00	4/11/85
2013	Book 6541, page 368	25,650.00	4/11/85
2015	Book 6541, page 360	27,400.00	4/11/85
2017	Book 6541, page 352	59,000.00	4/11/85
2019	Book 6541, page 344	59,000.00	4/11/85
2021	Book 6541, page 336	59,000.00	4/11/85
2023	Book 6541, page 328	59,000.00	4/11/85
2025	Book 6541, page 320	59,000.00	4/11/85
2027	Book 6541, page 312	59,000.00	4/11/85
2029	Book 6541, page 304	59,000.00	4/11/85
2031	Book 6541, page 296	59,000.00	4/11/85
2033	Book 6541, page 288	59,000.00	4/11/85
2035	Book 6541, page 280	59,000.00	4/11/85

to secure indebtednesses as described therein, each executed by B & B Properties, a partnership composed of Irving B. Rosenblum and Brenda W. Rosenblum to Everett A. Covington, Jr., Trustee, and recorded in the Register's Office for Davidson County, Tennessee, the undersigned, Union Title Company, Inc., having been appointed Successor Trustee by an instrument of record in Book 8043, page 420, said Register's Office, and all of the secured indebtedness having become due and payable as provided in the Deeds of Trust at the option of the lawful owner and holder of the same; I, Union Title Company, Inc., Successor Trustee, acting upon the demand of Security Federal Savings and Loan Association of Nashville, the lawful owner and holder of said indebtedness, to foreclose said Deeds of Trust by virtue of the power and authority vested in me as such Successor Trustee, will, on

MARCH 19, 1990

beginning at 11:00 o'clock a.m. at the Main Door of the Metropolitan Courthouse in Nashville, Davidson County, Tennessee, sell at public outcry to the highest bidder for cash (or credit on the indebtedness if the holder thereof is the successful bidder), free from the equity of redemption, statutory right of redemption, homestead, dower, and all other exemptions of every kind, which have been expressly waived in said Deeds of Trust, the following described real property in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, Being Unit Nos. 2009, 2011, 2013, 2015, 2017, 2019, 2021, 2023, 2025, 2027, 2029, 2031, 2033, and 2035, on the Plan of CONVENT SQUARE CONDOMINIUM, as shown on the Plat of record in Plat Book 6528, page 590, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements for CONVENT SQUARE CONDOMINIUMS, appurtenant to each unit as defined in the Master Deed and Bylaws for CONVENT SQUARE CONDOMINIUMS, of record in Book 6528, page 570, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to B & B Properties, a partnership composed of Irving B. Rosenblum and Brenda W. Rosenblum, by deed from Mary Virginia (Mrs. Harvey) Gee, et vir., S. Harvey Gee, of record in Book 5478, page 217, Register's Office for Davidson County.

These properties have the following street addresses, all in Nashville, Tennessee:

Unit Number	Street Address
2009	2009 Convent Square
2011	2011 Convent Square
2013	2013 Convent Square
2015	2015 Convent Square
2017	2017 Convent Square
2019	2019 Convent Square
2021	2021 Convent Square
2023	2023 Convent Square
2025	2025 Convent Square
2027	2027 Convent Square
2029	2029 Convent Square
2031	2031 Convent Square

2033 2033 Convent Square

2035 2035 Convent Square

Said sale is subject to the following:

1. 1990 Metropolitan Government of Nashville and Davidson County, Tennessee real property taxes, a lien, but not yet due and payable.

2. Encroachments, overlaps, boundary line disputes and any other matters which would be disclosed by an accurate survey or inspection of the premises;

3. Easements or claims of easements not shown by public records;

4. Any and all unpaid taxes and special assessments;

5. Any and all restrictions, easements, set-back lines, deeds of trust, or other prior encumbrances of record, including rights of redemption of any governmental agency, state or federal;

6. Any zoning ordinance of the Metropolitan Government of Nashville and Davidson County, Tennessee;

7. Title to that portion of the premises embraced within the bounds of any roads or highways;

8. No warranty, express or implied, is made by the Trustee or the holder of the indebtedness as to the condition of the property or the improvements located thereon;

9. The premises herein are condominium apartments established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., as amended of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, reservations, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and Bylaws establishing a Horizontal Property Regime known as Convent Square Condominiums, of record in Book 5428, page 570, Also subject to the easements, setback lines, and conditions of the Owner's Certificate shown on the Plan of record in Book 6528, page 590, said Register's Office.

10. Terms, provisions, covenants, conditions, easements, and rights established by and contained in the Master Deed of Convent Square Condominiums, a Horizontal Property Regime, filed at Book 5428, page 570, Register's Office for Davidson County, Tennessee.

11. Any lien or other obligation to pay assessments for prorated expenses of administration of maintenance and repair of the common elements, general and limited, of the building, and other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with reconstruction of the building in case of fire or other disaster, and where the insurance indemnity is insufficient to cover the cost of such reconstruction, as set out in Master Deed of record in Book 5428, page 570, Register's Office for Davidson County, Tennessee.

THE TRUSTEE SHALL SELL THE ABOVE DESCRIBED PROPERTY BY INDIVIDUAL UNIT, COMMENCING WITH UNIT 2009, IN THE ORDER DESCRIBED ABOVE.

Trustee, at his or her sole discretion, may at the time and place appointed above for this sale in order to accomplish the most advantageous sale and consequent discharge of his or her trust obligation under the circumstances, reserves the right to do any or all of the following:

1. By oral announcement, Trustee may elect to adjourn the sale to another time during regular business hours on a different day, but at the same place, so long as no potential purchaser is thereby precluded from placing a bid;

2. By oral announcement, Trustee may elect to delay the sale for a reasonable time during regular business hours, on the same day, to be continued at the same place at the announced time, in order to enable any bona fide bidder to determine and submit a bid, so long as no potential purchaser is thereby precluded from placing a bid; and/or

3. By oral announcement, Trustee may elect to sell the property in such lots, parcels, segments, or separate estates as may accomplish the most advantageous sale and consequent discharge of his or her trust obligation under the circumstances, and to this end Trustee may sell the property first in whole and then in part, and ultimately consummate the sale in whichever manner produces the most advantageous result.

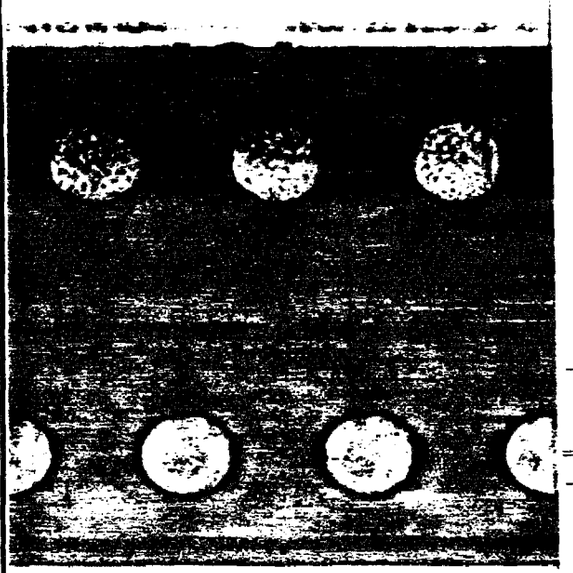
THIS the ____ day of February, 1990.

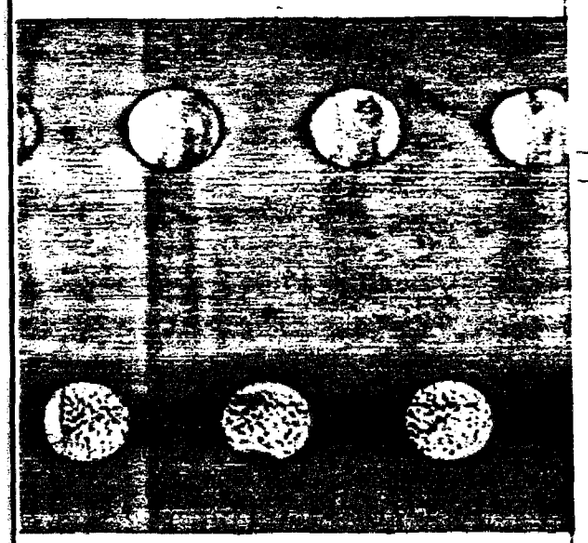
UNION TITLE COMPANY, INC.,
Successor Trustee

Insertion Dates:
February 22, 1990, March 1, 1990, and March 8, 1990.

ATTORNEYS FOR SUCCESSOR TRUSTEE:
George R. Fusner, Jr.
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203
(615) 383-3345

12201
IDENTIF. REFERENCE
MAR 20 1 45 PM '90
DAVIDSON COUNTY TN.
4079 03/20 0101 03CHECK 1577.95





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

RECEIVED OF _____

FOR _____

BOOK 8068 PAGE 507

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 471477.00 MOR TX 1555.95 PRFEE 1.00 WDEED 21.00 TOTAL 1577.95 CHECK 1577.95	
			03/20/90 01 13:44 0001 4079	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-220

IDENTIF. REFERENCE

MAR 20 1 45 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

VOID
MOR TX 1555.95-
CON TX 1555.95
TOTAL 0.00
CHECK 0.00

03/20/90 01 13:45 0001 4080

No. 302525