REO 90-12

This Instrument Prepared by:
Baker, Worthington,
Crossley, Stansberry & Woolf
Suite 1700, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

5450 03/26/0101 03CHECK 2221.00

Mail

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.:
Security Federal Savings and Loan Association of Nashville P.O. Box 305171 Nashville, Tennessee 37230-5171	SAME	Map 083-02-0, Parcel Nos.:, 334.00, 326.00, 327.00, 328.00, 329.00, 330.00, 331.00, 332.00, 333.00 Map 083-03-0, Parcel Nos.: 290.00, 291.00, 292.00, 293.00, 294.00, 295.00, 296.00, 297.00, 298.00, 299.00, 300.00, 301.00

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated October 21, 1986, executed by Greenwood Properties, Ltd., a Tennessee Limited Partnership, to Union Title Company, Inc., Trustee, which is recorded in Book 7020, page 926, Register's Office for Davidson County, Tennessee; and

WHEREAS, Union Title Company, Inc., Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 11:00 o'clock A.M., prevailing time, on Friday, March 16, 1990, at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, Union Title Company, Inc., Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Six Hundred Seventy Thousand and No/100 Dollars ($670,000.00) by Security Federal Savings and Loan Association of Nashville (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Six Hundred Seventy Thousand and No/100 Dollars ($670,000.00) cash in hand paid by the Grantee, Union Title Company, Inc., Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Being Lots Nos. 1 through 21, inclusive, on the Plan of Greenwood Manor, of record in Book 3700, page 6, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description of said lots.

Being the same property conveyed to Greenwood Properties, Ltd., a Tennessee Limited Partnership, by deed from William P. Jones, Trustee, of record in Book 7020, page 922, Register's Office for Davidson County, Tennessee.

Said property is known as 1210, 1211, 1212, 1214, 1215, 1216, 1217, 1218, and 1219 Greewood Court and 2017, 2019, 2021, 2032, 2030, 2028, 2026, 2024, 2022, 2020, 2018, and 1209 Greenwood Circle, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever.

And, Union Title Company, Inc. covenants with the said Grantee that it is lawfully seized and possessed of said real property as Trustee only and, by these terms of the above mentioned Deed of Trust, has a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

Union Title Company, Inc. further covenants and binds itself/its successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its heirs and assigns, against the lawful claims of any persons claiming by or through it as Trustee, but no further or otherwise; it being the intention of Union Title Company, Inc. only to convey to Grantee no greater title in the subject real estate that it received as Trustee and that, as Trustee, it has the right to sell and convey.

THIS sale is subject to all matters shown on any applicable recorded Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any matters of record; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 23rd day of March, 1990.

Union Title Company, Inc., Trustee

By: Hugh L. Bradley

Title: Vice-President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Pamela B. Hampton, a Notary Public in and for said County and State, Hugh J. Bradley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Vice President of Union Title Company, Inc., the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March, 1990.

Pamela B. Hampton
Notary Public

My Commission Expires: November 18, 1991

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $670,000.00.

Hugh J. Bradley
Affiant

Subscribed and sworn to before me on this 23rd day of March, 1990.

Pamela B. Hampton
Notary Public

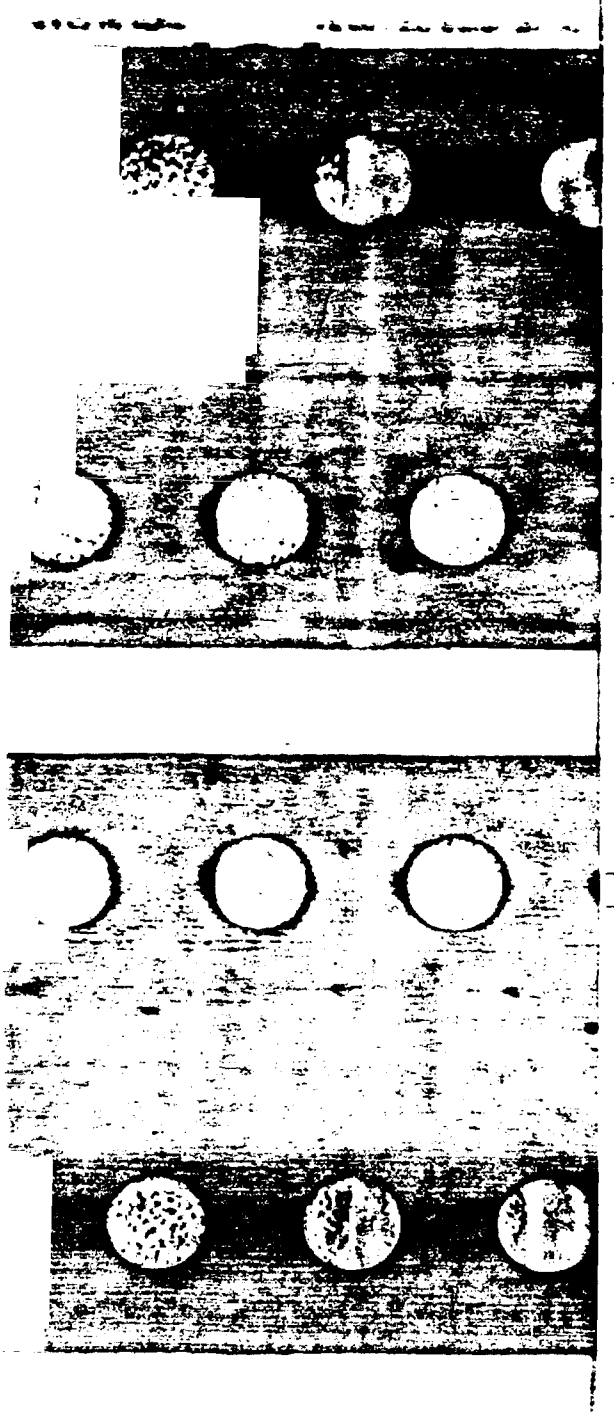
My Commission Expires: 11/18/91

13355

IDENTIF. REFERENCE

MAR 26 10 07 AM '90

DAVIDSON COUNTY TN.



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

RECEIVED OF _____

FOR _____

BOOK 8072 PAGE 26

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
670000.00
CON TX 2211.00
PRFEE 1.00
WDEED 9.00
TOTAL 2221.00
CHECK 2221.00
03/26/90 01 10:07 0001 5450

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11355

IDENTIF. REFERENCE

MAR 26 10 07 AM '90

DAVIDSON COUNTY TN.

No. 303875