Bet 42

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

BOOK 8103 PAGE 375

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. 133-2 Par 183

TRUSTEE'S DEED

FOR AND IN CONSIDERATION OF the sum of Twenty Eight Thousand and No/100 ($28,000.00) 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 Lot No. 13 on the Plat of Airdrie Subdivision, "A" of record in Book 547, page 10, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 13 fronts 50 feet on the north side of Mill Creek Valley Road and runs back between parallel lines a distance of 169 feet to an alley.
>
> BEING the same property conveyed to Dukes, Dukes & Ledford, a Tennessee partnership, by deed from Paul F. Durham, of record in Book 6663, page 743, Register's Office for Davidson County, Tennessee.

This conveyance is made pursuant to the powers conferred upon Grantor by a certain Deed of Trust, dated January 1, 1980, to secure an indebtedness as described therein, executed by D & H Investments, a partnership, to Stephen C. Baker, Trustee, of record in Book 5551, page 632, to secure an indebtedness payable to T. Brent Hurd and wife, Barbara W. Hurd, the said T. Brent Hurd and wife, Barbara W. Hurd having assigned said Deed of Trust to Security Federal Savings and Loan

Association of Nashville by Assignment of record in Book 6473, page 204, Register's Office for Davidson County, Tennessee; with the said Security Federal Savings and Loan Association of Nashville having assigned said Deed of Trust to Paul Durham and wife, Nadene Durham, by Assignment of record in Book 6473, page 206, Register's Office for Davidson County, Tennessee; the said Paul Durham and wife, Nadene Durham having then assigned the Deed of Trust to Security Federal Savings and Loan Association of Nashville by Assignment of record in Book 6473, page 208, 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 8077, page 155, said Register's Office. As set forth in the Successor Trustee's Sale and Foreclosure Notice, a copy of which is attached hereto as Exhibit "A", published pursuant to the aforementioned Deed of Trust and applicable law in The Nashville Record on April 5, April 12, and April 19, 1990, default has been made in the terms, conditions, provisions, and payments provided for in the aforementioned Deed of Trust, and the sale at foreclosure of the above-described property was scheduled for Wednesday, May 2, 1990 at 11:45 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 ____ day of May, 1990.

"GRANTOR"

UNION TITLE COMPANY, INC.,
Successor Trustee

By: Tamika D Hampton

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, Pamela B. Hampton, 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 she is the Vice-President of Union Title Company, Inc., the Grantor, and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 8 day of May, 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 $28,000.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 8 day of May, 1990.

Notary Public

My commission expires: 2-15-93

SUCCESSOR TRUSTEE'S SALE AND
FORECLOSURE NOTICE

Default having been made in the terms, conditions, provisions, and payments provided for in a certain Deed of Trust, dated January 1, 1980, to secure an indebtedness as described therein, executed by D & H Investments, a partnership, to Stephen C. Baker, Trustee, of record in Book 5551, page 632, to secure an indebtedness payable to T. Brent Hurd and wife, Barbara W. Hurd, the said T. Brent Hurd and wife, Barbara W. Hurd having assigned said Deed of Trust to Security Federal Savings and Loan Association of Nashville by Assignment of record in Book 6473, page 204, Register's Office for Davidson County, Tennessee; with the said Security Federal Savings and Loan Association of Nashville having assigned said Deed of Trust to Paul Durham and wife, Nadene Durham, by Assignment of record in Book 6473, page 206, Register's Office for Davidson County, Tennessee; the said Paul Durham and wife, Nadene Durham having then assigned the Deed of Trust to Security Federal Savings and Loan Association of Nashville by Assignment of record in Book 6473, page 208, 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 8077, page 155, said Register's Office, and all of the secured indebtedness having become due and payable as provided in the Deed 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 Deed of Trust by virtue of the power and authority vested in me as such Successor Trustee, will, on

MAY 2, 1990

beginning at 11:45 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 Deed of Trust, the following described real property in Davidson County, Tennessee:

LAND in Davidson County, Tennessee,

BEING Lot No. 13 on the Plat of Airdrie Subdivision, "A" of record in Book 547, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the north side of Mill Creek Valley Road and runs back between parallel lines a distance of 169 feet to an alley.

BEING the same property conveyed to Dukes, Dukes & Ledford, a Tennessee partnership, by deed from Paul F. Durham, of record in Book 6663, page 743, Register's Office for Davidson County, Tennessee.

This property has a street address of 202 Antioch Pike, Nashville, Tennessee 37211.

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.

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

10. Easements or claims of easements not shown by the public records.

11. Rights of parties in actual possession of all or any part of the premises with the exception of the above-named owner.

12. Any unrecorded liens upon which the lawful time for recording has not expired.

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.

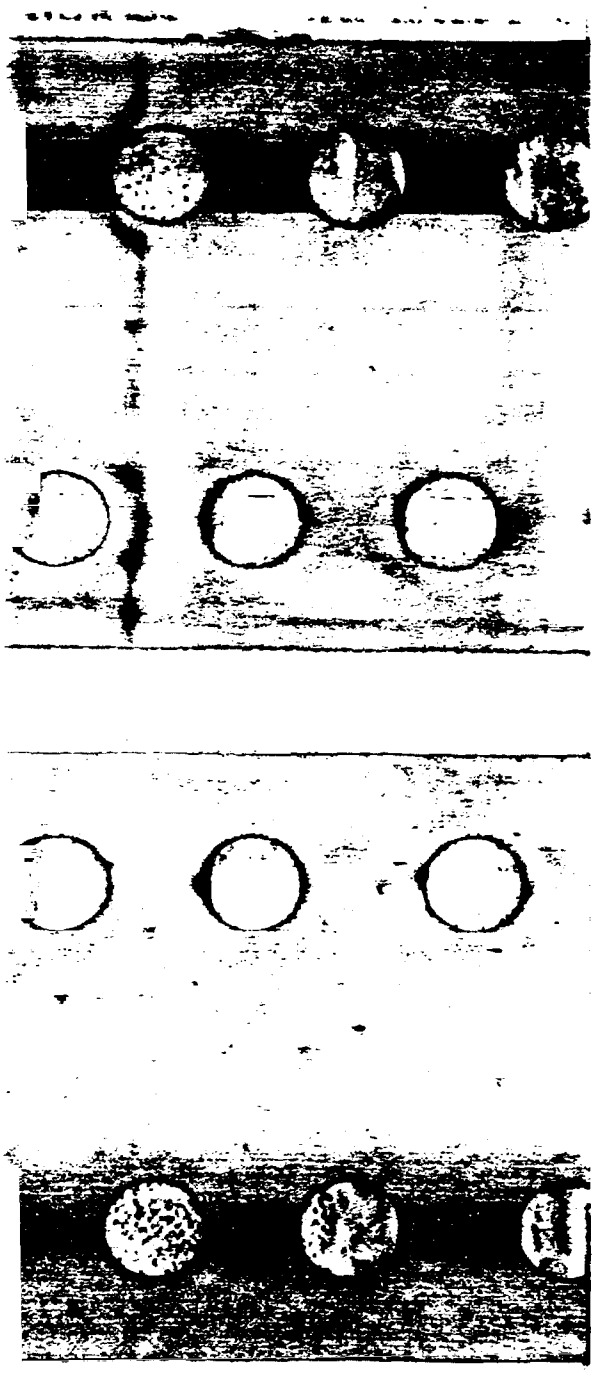
THIS the ____ day of April, 1990.

UNION TITLE COMPANY, INC.,
Successor Trustee

Insertion Dates:
April 5, April 12, and April 19, 1990.

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

24227
IDENTIFICATION REFERENCE
MAY 1 3 07 PM '90
DAVIDSON COUNTY, TN
7.00 NON-SCHEDULE 111 40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 28000.00
CON TX 92.40
PRFEE 1.00
WDEED 18.00
TOTAL 111.40
CHECK 111.40

05/04/90 01 15:07 0001 9111

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 4 2 2 1.

IDENTIFICATION REFERENCE

MAY 4 3 07 PM '90

DAVIDSON COUNTY, TN

No. 316591