REO 90-25

BOOK 8104 PAGE 650

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

Map & Parcel # 103 01 0 15200
103 01 0 07300

Mortgagee Name N/A

OWNER: Security Federal Savings & Loan Assn.
Send Tax Bills To:
616 Marriott Drive
P.O. Box 305171
Nashville, Tennessee 37230-5171

mail

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 24, 1987, recorded in Book 7411, page 758, Register's Office for Davidson County, Tennessee, Residential Partners 4, Ltd., a Tennessee Limited Partnership, conveyed to Union Title Company, Inc., Trustee, the real estate hereinafter described, to secure a Note dated November 24, 1987, in the amount of $105,000.00 payable to Security Federal Savings and Loan Association of Nashville, as shown therein, and,

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., Trustee, to advertise the property for sale pursuant to the provisions of the Deed of Trust. The Trustee did, therefore, pursuant to the authority vested in him as 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 April 12, 19 and 26, 1990 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 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 Eighty Five Thousand and No/100 Dollars ($85,000.00), this being the highest and best bid received therefor.

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 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:

Being Lot No. 1 on the plan of REVISED NEIGHBORLY AVENUE SUBDIVISION of record in Plat Book 6050, page 174, Register's Office for said County.

Said Lot NO. 1 fronts 45 feet on the northeasterly margin of Neighborly Avenue and extends back 178.91 feet on the northeasterly line and 173.36 feet on the southeasterly line to a dead line in the rear, measuring 86.67 feet thereon.

Being Lot No. 2 on the plan of REVISED NEIGHBORLY AVENUE SUBDIVISION of record in Plat Book 6050, page 174, Register's Office for said County.

Said Lot No. 2 fronts 45.0 feet on the northeasterly margin of Neighborly Avenue and extends back 173.36 feet on the northeasterly line and 174.44 feet on the southeasterly line to a dead line in the rear measuring 54.93 feet thereon.

Being the same property conveyed to Residential Partners 4, Ltd., a Limited Partnership composed of Robert R. Mallory and S. Dan Anderson by deed from Drakes Branch Associates, a General Partnership composed of Robert R. Mallory and S. Dan Anderson and Robert B. Campbell of record in Book 6670, page 180, 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 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 Trustee, subject to any exception noted herein and shown of record, but no further or otherwise.

WITNESS my hand this 3rd day of May, 1990.

UNION TITLE COMPANY, INC.

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 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 3rd day of May, 1990.

Elizabeth Jane Baum
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 $85,000.00.

Hugh J. Bradley
Affiant

Sworn to and subscribed before me this 3rd day of May, 1990.

Elizabeth Jane Baum
Notary Public

My Commission Expires: 9/25/93

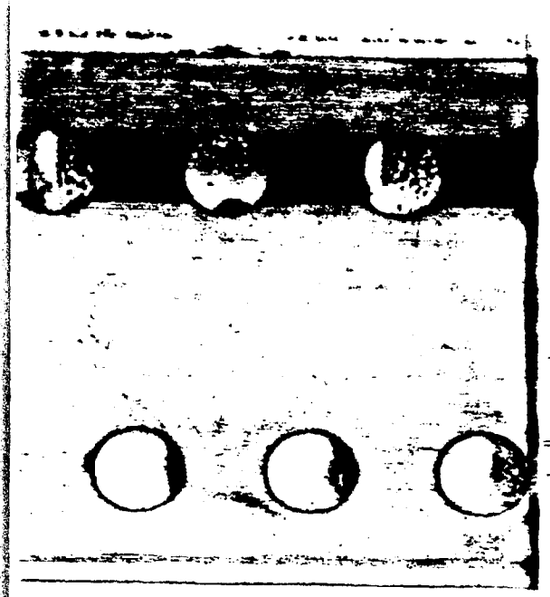
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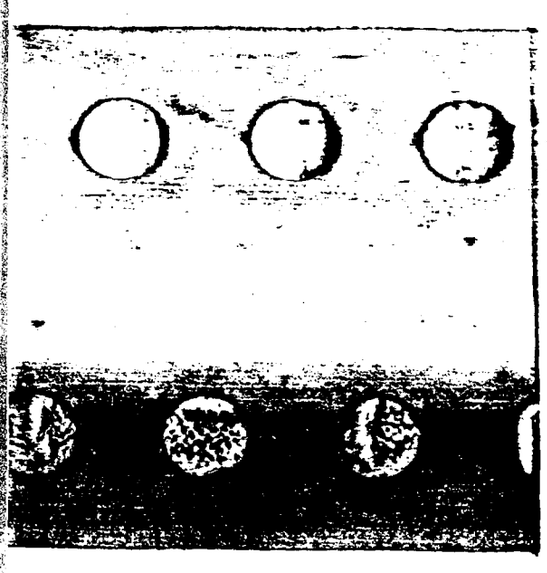
IDENTIFICATION REFERENCE

MAY 0 [illegible] 90

[illegible] COUNTY

9752 05/08 0101 33CHECK 290.00





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 85000.00
CON TX 280.50
PRFEE 1.00
WDEED 9.00
TOTAL 290.50
CHECK 290.50

05/08/90 01 10:08 0001 9763

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2473 o.

IDENTIFI REFERENCE

MAY 8 10 07 AM '90

DAVIDSON COUNTY, TN

No. 317237