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

Map & Parcel # 103 04 0 33800
103 04 0 33900

Mortgagee Name N/A

mail

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

TRUSTEE'S DEED

BOOK 8104 PAGE 654

WHEREAS, by Deed of Trust dated November 25, 1987, recorded in Book 7412, page 865, 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 25, 1987, in the amount of $69,900.00 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 Sixty-Two Thousand and No/100 ——— Dollars ($62,000.00), 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

MAY 8 [illegible] 1990

RECEIVED FOR RECORD

2 4 3 5

and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows:

TRACT I

Being the easterly one-half of Lot No. 107 on the plan of WEST END ANNEX, of record in Plat Book 332, page 61, Register's Office of said County.

Said part of lot No. 107 fronts 50 feet on the southerly margin of Media Street and extends back between lines 138.8 feet more or less, on the westerly line and 138.5 feet on the easterly line to an alley on the rear, measuring 50 feet thereon.

TRACT II

Being the westerly one-half of Lot No. 107 on the plan of WEST END ANNEX, of record in Plat Book 332, page 61, Register's Office of said County.

Said part of Lot No. 107 fronts 50 feet on the southerly margin of Media Street and extends back between lines 139.1 feet on the westerly line and 138.8 feet on the easterly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Residential Partners 4, Ltd., a Tennessee Limited Partnership, by deed from L. Frank Emerson, and wife, Candace Ball Emerson and John Alexander Ball and wife, Joyce Fox Ball, of record in Book 6384, page 139, Register's Office for Davidson County.

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)

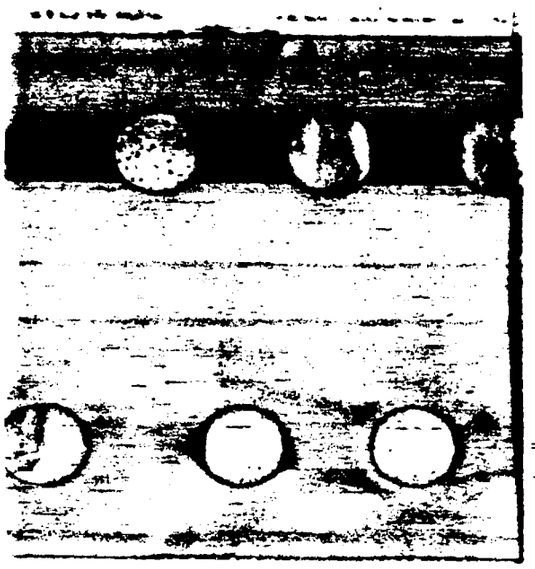
The actual consideration or value of this transfer, whichever is greater is $ 62,000.00.

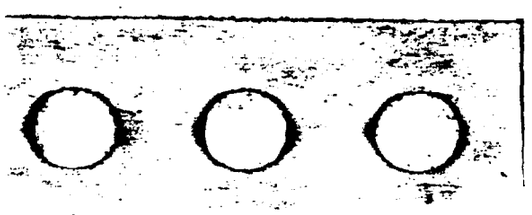
Hugh J. Bradley
Affiant

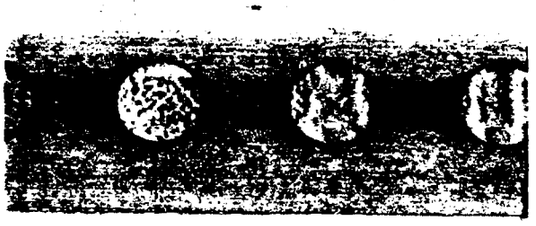
Sworn to and subscribed before me this 3rd day of May, 1990.

Elizabeth Jane Baum
Notary Public

My Commission Expires: 9/25/93







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

RECEIVED OF _____

FOR _____

BOOK 8104 PAGE 657

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 62000.00
CON TX 204.60
PRFEE 1.00
WDEED 9.00
TOTAL 214.60
CHECK 214.60

05/08/90 01 10:09 0001 9764

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24739

IDENTIFICATION REFERENCE

MAY 8 10 09 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 317238