mail REC 90-29

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

OWNER: Security Federal Savings & Loan Assn.
Send Tax Bills To:
616 Marriott Drive
P.O. Box 292574
Nashville, Tennessee 37230-5171

Map & Parcel # 064 16 0 A 13700 CO
Mortgagee Name N/A

TRUSTEE'S DEED

BOOK 8111 PAGE 726

WHEREAS, by Deed of Trust dated December 29, 1983, recorded in Book 5204, page 795, Register's Office for Davidson County, Tennessee, Leonard Primm, Trustee, conveyed to E.A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated December 29, 1983, in the amount of $36,900.00 payable to Security Federal Savings and Loan Association of Nashville, as shown therein, and,

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WHEREAS, said Deed of Trust was assumed and modified with a Modification and Assumption Agreement and Additional Security Agreement on October 23, 1984, by Thomas C. Pettit and wife, Gina S. Pettit, of record in Book 6432, page 593, said Register's Office, to secure the total indebtedness due under the original Note and to further secure an additional indebtedness in the amount of $1,156.37 payable to Security Federal Savings and Loan Association of Nashville, as shown therein, and,

WHEREAS, Union Title Company, Inc. has been appointed Substitute Trustee by the owner and holder of said Note by an instrument of record in Book 7998, Page 272, and corrected in Book 8105, page 820, Register's Office for said County;

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., Substitute Trustee, to advertise the property for sale pursuant to the provisions of the Deed of Trust. The Substitute Trustee did, therefore, pursuant to the authority vested in him as Substitute 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 19, 26 and May 3, 1990 at the Courthouse in 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 Substitute 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 Twenty-Four Thousand Five Hundred and No/100 Dollars ($24,500.00), 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 Substitute 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 Unit No. 137 on the plat of Jackson Meadow, Phase I, Section I, of record in Plat Book 5200, page 362, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit. together with an undivided interest in all common areas.

Being part of the same property conveyed to Leonard Primm, Trustee, by Deed from Security Federal Savings and Loan Association of Nashville, of record in Book 6204, page 679, said Register's Office.

Being the same property further conveyed to Thomas C. Pettit and wife, Gina S. Pettit by Deed from Leonard Primm, Trustee, of record in Book 6411, page 917, 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 Substitute 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 Substitute Trustee, subject to any exception noted herein and shown of record, but no further or otherwise.

WITNESS my hand this 10th day of May, 1990.

UNION TITLE COMPANY, INC.

SUBSTITUTE 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 substitute 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 10th day of May, 1990.

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 $24,500.00.

Affiant

Sworn to and subscribed before me this 10th day of May, 1990.

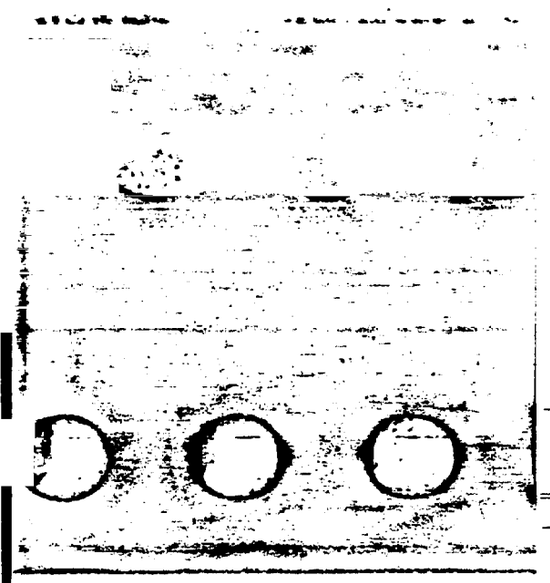
Notary Public

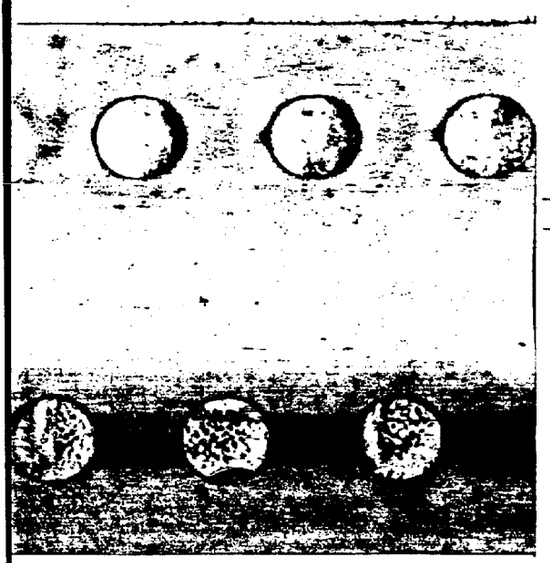
My Commission Expires: 9/25/93

27198

IDENTIFICATION

Mar 18 9 17 AM '90





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

RECEIVED OF _____

FOR _____

BOOK 8111 PAGE 729

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 24500.00
CON TX 80.85
PRFEE 1.00
WDEED 9.00
TOTAL 90.85
CHECK 90.85

05/18/90 01 09:23 0001 2770

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27198

IDENTIFICATION REFERENCE

MAY 18 9 17 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 320208