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

Mail
OWNER: Security Federal Savings & Loan Assn.
Send Tax Bills To:
616 Marriott Drive
P.O. Box 305171
Nashville, Tennessee 37230-5171
Map & Parcel:
116-4 149

TRUSTEE'S DEED

BOOK 8195 PAGE 262

WHEREAS, by Deed of Trust dated December 6, 1985, recorded in Book 6747, page 224, Register's Office for Davidson County, Tennessee, Thomas M. Baldrige and wife, Melinda M. Baldridge, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated December 6, 1985, in the amount of $198,200.00 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 273, 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, having its primary place of business located at 616 Marriott Drive, P. O. Box 292574, Nashville, Tennessee 37229-2574, 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 August 23, 30 and September 6, 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 One Hundred Eighty Seven Thousand Five Hundred and no/100 Dollars ($187,500.00), 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:

Unit No. 3-B as shown on the recorded Plan of Estes Square Condominiums.

A condominium development as recorded on 1/30/85 in Book 6250, page 313, Register's Office for Davidson County, Tennessee, reference to which is here made for a more particular description.

Being part of the same property conveyed to Thomas M. Baldridge and wife, Melinda M. Baldridge by Deed from Thomas E. Baldridge and wife, Martha M. Baldridge of record in Book 6747, page 221, Register's Office, 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 13th day of September, 1990.. BOOK 8195 PAGE 264

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 13th day of September, 1990.

Felix Z. Wilson II
Notary Public

My Commission Expires: 7/18/92

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $18750.00

Hugh J. Bradley
Affiant

Sworn to and subscribed before me this 13th day of September, 1990.

Felix Z. Wilson II
Notary Public

My Commission Expires: 7/18/92

57068

IDENTIFICATION REFERENCE

SEP 13 12 28 PM '90

REGISTER'S OFFICE DAVIDSON CO. TN.

3587 09/13 0101 03CHECK 628.75

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8195 PAGE 265

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT

187500.00
CON TX 618.75
PRFEE 1.00
WDEED 9.00
TOTAL 628.75
CHECK 628.75

09/13/90 01 12:30 0001 8587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57068.

IDENTIFICATION REFERENCE

SEP 13 12 28 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 355240