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 Association
Send Tax Bills To:
616 Marriott Drive
P.O. Box 305171
Nashville, Tennessee 37230-5171
Map & Parcel: 150-7-240

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 26, 1988, recorded in Book 7457, page 874, Register's Office for Davidson County, Tennessee, Michael P. Donaven, unmarried, and Karine Holly Tang, unmarried, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated January 26, 1988, in the amount of $55,100.00 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 8194, Page 735, 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 September 20, 27 and October 4, 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 Thirty-Two Thousand Five Hundred + no/100 Dollars ($32500.00), 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:

TRACT NO. I

Being Lot No. 6-A on the Plan of Zone Lot Division, Lots 6 and 7 on the Plan of Lake Shore Woods, Section I, of record in Plat Book 6250, page 482, Register's Office for said County.

Said Lot No. 6-A fronts 34.67 feet on the easterly margin of Anderson Road and extends back between parallel lines 168.82 feet on the southerly line and 163.68 feet on the northerly line to a line in the rear measuring 34.29 feet thereon.

Being the same property conveyed to Michael P. Donaven, unmarried and Karine Holly Tang, unmarried by deed from Security Federal Savings & Loan Association of Nashville of record in Book 7457, page 871, 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 16th day of October, 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 16th day of October, 1990.

Pamela B. Hampton
Notary Public

PAMELA B. HAMPTON · NOTARY PUBLIC AT LARGE · STATE OF TENNESSEE

My Commission Expires: My Commission Expires NOV. 18, 1991

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

0454 10/16 0101 03CHECK 117.25

The actual consideration or value of this transfer, whichever is greater is $32500.00

Hugh J. Bradley
Affiant

Sworn to and subscribed before me this 16th day of October, 1990.

Pamela B. Hampton
Notary Public

PAMELA B. HAMPTON · NOTARY PUBLIC AT LARGE · STATE OF TENNESSEE

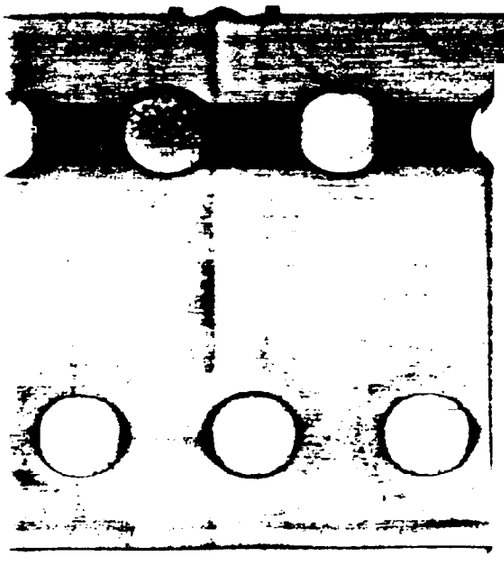
My Commission Expires: My Commission Expires NOV. 18, 1991

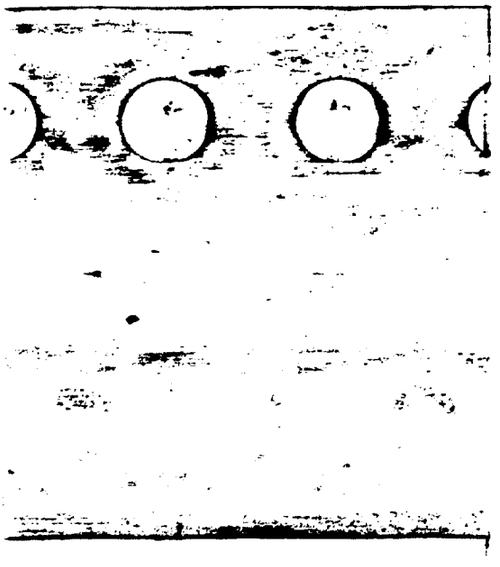
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IDENTIF. TREFERENCE

OCT 16 11 33 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8217 PAGE 971

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 32500.00
				CON TX 107.25
				PRFEE 1.00
				MDEED 9.00
				TOTAL 117.25
				CHECK 117.25
10/16/90	01			11:34 0001 0454

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6512 42

IDENTIF. ↑REFERENCE

OCT 16 11 33 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 364652