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

OWNER: Security Federal Savings and Loan Association
Send Tax Bills To:
616 Marriott Drive
P.O. Box 305171
Nashville, Tennessee 37230-5171
Map & Parcel:104-11-16

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 30, 1983, recorded in Book 6186, page 592, Register's Office for Davidson County, Tennessee, The Columns, Ltd., a Tennessee Limited Partnership, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure an indebtedness payable to Security Federal Savings and Loan Association of Nashville,as shown therein, and,

WHEREAS, said Deed of Trust and the indebtedness was assumed and modified by Don E. Davis, unmarried and Barabara J. Thomas, unmarried by instrument of record in Book 6502, page 832, Register's Office for Davidson County, Tennessee on February 13, 1985; 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 8206, Page 548, Register's Office for said County;

WHEREAS, default occurred in the terms and conditions of said Notes 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 October 18, 25 and November 1, 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 and 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 Notes 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. 16 of a Condominium Apartment, known as The Columns, as of record in Plat Book 6182, page 943, 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 the common areas.

Being the same property conveyed to Don E. Davis, unmarried, and Barbara J. Thomas, unmarried by deed from The Columns, Ltd., a Tennessee Limited Partnership, of record in Book 6502, page 829, Register's Office for said 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 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 14th day of November, 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 14th day of November, 1990.

J. Scott Ward Jr.
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 $ 32500.00

Hugh J. Bradley
Affiant

Sworn to and subscribed before me this 14th day of November, 1990.

J. Scott Ward Jr.
Notary Public

My Commission Expires: 7-18-92

72202

IDENTIF. REFERENCE

NOV 14 11 37 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

6897 11/14 0101 03CHECK 117.25

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8236 PAGE 959

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/14/90 01 11:38 0001 6897

7.2202

IDENTIF. REFERENCE

NOV 14 11 37 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 372927