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This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Nos.:
Security Federal Savings and Loan Association of Nashville P.O. Box 305171 Nashville, Tennessee 37230	SAME	Map 145 Parcels 59, 60

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated July 16, 1985, executed by Dukes & Dukes, a Tennessee general partnership composed of Glenn G. Dukes and Buddy R. Dukes, to E.A. Covington, Jr., Trustee, which is recorded in Book 6607, page 845, Register's Office for Davidson County, Tennessee; and

WHEREAS, said Deed of Trust of record in Book 6607, page 845, said Register's Office was modified by instruments of reocrd in Book 6651, page 975, said Register's Office and in Book 6798, page 540, said Register's Office; and

WHEREAS, Security Federal Savings and Loan Association of Nashville, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 6607, page 845, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Union Title Company, Inc., Substitute Trustees by an instrument of record in Book 8215, page 929, Register's Office for Davidson County, Tennessee; and

72599

IDENTIF. REFERENCE

Nov 15 10 52 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

BWSJM1481
10/31/90(rdm)

WHEREAS, Union Title Company, Inc., Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 11:15 A M., prevailing time, on Wednesday, November 14, 1990, at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, Union Title Company, Inc., Substitute Trustee, appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Sixty Thousand and 00/100 Dollars ($60,000.00) by Security Federal Savings and Loan Association of Nashville (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Sixty Thousand and 00/100 Dollars ($60,000.00) cash in hand paid by the Grantee, Union Title Company, Inc., Substitute Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lots 32 and 33 on the Plan of Inns of Granny White, as of record in Book 6250, page 460, Register's Office for Davidson County, Tennessee, and more particularly described as follows:
>
> LOT NO. 32:
>
> Beginning at a concrete monument, the southwesterly corner of the herein described tract, and the northwesterly corner of Everett Beasley's tract of record in Book 2992, page 492, R.O.D.C.; thence along the westerly margin of Granny White Pike in a northerly direction following a curve 289.33 feet to a concrete marker; thence continuing in the same direction 36.17 feet to a point, said point being the northwesterly corner of the herein described tract; thence south 69 degrees 28 minutes 30 seconds east 485.90 feet to a point, being the northeasterly corner of the herein described tract; thence following a curve north 20 degrees 31 minutes 30 seconds east 10.00 feet to a concrete marker; thence in the same direction 89.09 feet to a point, being the southeast corner of the herein described tract; thence south 68 degrees 46 minutes 23 seconds west 224.20 feet to a concrete marker; thence north 82 degrees 29 minutes 00 seconds west 364.57 feet to the point of beginning, containing 2.904 acres, more or less.

LOT NO. 33:

Beginning at a concrete monument, the southwesterly corner of the herein described tract, and the northwesterly corner of Everett Beasley's tract of record in Book 2992, page 492, R.O.D.C.; thence along the westerly margin of Granny White Pike in a northerly direction following a curve 289.33 feet to a concrete marker; thence continuing in the same direction 36.17 feet to a point, said point being the southwesterly corner of the herein described tract; thence continuing along the westerly margin of Granny White Pike North 27 degrees 18 minutes 54 seconds east 395.64 feet to a concrete marker; thence continuing in the same direction 153.64 feet to a concrete marker, said point being the northwesterly corner of the herein described tract; thence south 27 degrees 17 minutes 44 seconds east 531.62 feet to a point being the northeasterly corner of the herein described tract; thence following a curve southwardly 78.86 feet to a point; thence continuing for a distance of 21.03 feet to a point; thence south 20 degrees 31 minutes 30 seconds west 59.10 feet to a point, being the southeast corner of the herein described tract; thence north 69 degrees 28 minutes 30 seconds west 485.90 feet to the point of beginning, and containing 3.5206 acres, more or less.

Being a portion of that property conveyed to Dukes & Dukes, a Tennessee general partnership composed of Glenn G. Dukes and Buddy R. Dukes by deed from Ann Polk Trimble Beasley, widow of Charles P. Beasley, and Everett Lyn Beasley, of record in Book 6565, page 565, Register's Office for Davidson County, Tennessee.

Said property is known as 1132 and 1136 Travelers Ridge Drive, Nashville, Davidson County, Tennessee 37215.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs and assigns forever.

And, Union Title Company, Inc. covenants with the said Grantee that it is am lawfully seized and possessed of said real property as Substitute Trustee only and, by the terms of the above-mentioned Deed of Trust, has a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

Union Title Company, Inc. further covenants and binds itself/its successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through it as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate that Union Title Company, Inc. received as Substitute Trustee and that, as Substitute Trustee, it has the right to sell and convey.

THIS sale is subject to all matters shown on any applicable recorded Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any matters of record; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 14th day of November, 1990.

UNION TITLE COMPANY, INC.,
Substitute Trustee

By: Hugh J. Bradley

Title: Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Sam J. McAllester, III, a Notary Public for the state and county aforesaid, Hugh J. Bradley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Union Title Company, Inc., the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 14th day of November, 1990.

NOTARY PUBLIC

My Commission Expires:

March 26, 1994

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 60,000.00.

AFFIANT

Subscribed and sworn before me on this 14th day of November, 1990.

NOTARY PUBLIC

My Commission Expires:

March 26, 1994

BWSJM1481
10/31/90(rdm)

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8237 PAGE 788

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 60000.00
CON TX 198.00
PRFEE 1.00
WDEED 12.00
TOTAL ~~211.00~~
CHECK ~~211.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/15/90 01 10:52 0001 7370

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IDENTIF. REFERENCE

Nov 15 10 52 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 373388