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	82-2-80

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in an Installment Warranty Deed dated January 24, 1989, executed by Paul Eichel to Union Title Company, Trustee, which is recorded in Book 7896, page 364, Register's Office for Davidson County, Tennessee; and

WHEREAS, said Installment Warranty Deed of record in Book 7896, page 364, said Register's Office was modified and extended by instrument of record in Book 7933, page 573, said Register's Office; and

WHEREAS, said Installment Warranty Deed was further amended and modified by an Agreed Order and Notice Regarding Adequate Protection for Security Federal Savings and Loan Association and Relief from the Automatic Stay (hereinafter referred to as "Agreed Order") entered in the United States Bankruptcy Court for the Middle District of Tennessee on May 25, 1990 and filed for record in Book 8195, page 576, said Register's Office.

WHEREAS, Union Title Company a/k/a Union Title Company, Inc., Trustee, caused said real property to be advertised in accordance with the provisions of said Installment Warranty Deed, advertising that said property would be sold at 12:00 o'clock Noon, 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 Installment Warranty Deed; 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., Trustee, appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Five Hundred Fifty Thousand and 00/100 Dollars ($550,000.00) 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 Five Hundred Fifty Thousand and 00/100 Dollars ($550,000.00) cash in hand paid by the Grantee, Union Title Company, Inc., 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:

> The following described tract or parcel of real estate situated in the City of Nashville, Davidson County, Tennessee and being described as follows, to wit:
>
> Lot No. 1 on the map of Cowan Industrial Park, Section 3, of record in Book 5050, page 55, Register's Office of said county, more particularly described according to a survey by A & A Engineers, Inc. dated August 22, 1978, containing building B-1, as follows:
>
> Beginning at a point on the easterly margin of Cowan Street, said point being the southwestern point of said lot; thence North 12 degrees 40' West, 320 feet; thence around a curve to the right, said curve being the northwest corner of said lot, 39.37 feet to a point; thence continuing Easterly 87.57 feet to a point; thence South 81 degrees 10' East, 298.45 feet to a point; thence South 8 degrees 40' West, 337.20 feet to a point; thence North 83 degrees 02' West, 282.00 feet to the same point of beginning, containing 2.73 acres, more or less.
>
> Being the same property conveyed to Paul Eichel by Installment Warranty Deed from Security Federal Savings and Loan Association of Nashville of record in Book 7896, page 364, Register's Office for Davidson County, Tennessee.
>
> Said property is known as 901 Cowan Street, Nashville, Davidson County, Tennessee.

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 Trustee only and, by the terms of the above-mentioned Installment Warranty Deed, 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 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 Trustee and that, as 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 Installment Warranty Deed, 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.,
Trustee

By: Vaughn L. Bradley

Title: Vice President

BWSJM1540
11/09/90(rdm)

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

SAM J. MCALLESTER, III • NOTARY PUBLIC AT LARGE • STATE OF TENNESSEE

My Commission Expires:

March 26, 1994

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 550,000.00.

AFFIANT

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

NOTARY PUBLIC

SAM J. MCALLESTER, III • NOTARY PUBLIC AT LARGE • STATE OF TENNESSEE

My Commission Expires:

March 26, 1994

72773

IDENTIF. TREFERENCE

NOV 15 3 51 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

5572 11/15 0101 03CHECK 1828.00

BWSJM1540
11/09/90(rdm)

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8238 PAGE 271

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 550000.00
CON TX 1815.00
PRFEE 1.00
WDEED 12.00
TOTAL 1828.00
CHECK 1828.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/15/90 01 15:52 0001 7572

72773

IDENTIF. TREFERENCE

Nov 15 3 52 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 373589