THIS INSTRUMENT PREPARED BY:
George R. Fusner, Jr.
White & Reasor
3305 West End Avenue
Nashville, TN 37203

Address New Owners:	Send Tax Bills To:	Map/Parcel No.
Security Federal Savings and Loan Association of Nashville 616 Marriott Drive Nashville, Tennessee 37230	-SAME-	To be assigned

TRUSTEE'S DEED

WHEREAS, M/P-II Associates Ltd., a Tennessee Limited Partnership, by Deed of Trust dated June 5, 1987, transferred and conveyed unto Union Title Company, Inc., Trustee, the property hereinafter described on Exhibit "A", said Deed of Trust being of record in Book 7262, page 947, as modified and assumed by instrument of record in Book 8092, page 821, both of the Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deed of Trust has become overdue and unpaid, and the holder of said indebtedness has accelerated the unpaid principal balance and has called upon the undersigned, as Trustee, to foreclose the said Deed of Trust; and

WHEREAS, the undersigned, after due advertisement on October 25, November 1 and November 8, 1990 in The Nashville Record, a newspaper of general circulation as required by law, and as required by the terms of the Deed of Trust offered said property for sale at the South door of the Courthouse in Davidson County, Tennessee, pursuant to the terms of said Deed of Trust at Nashville, Tennessee on November 20, 1990, when and where Security Federal Savings and Loan Association of Nashville became the last and highest bidder at the price of Four Hundred Eighty One Thousand and No/100 ($ 481,000.00) Dollars, said bid being subject to all items set forth on Exhibit "B" attached hereto and incorporated herein by reference.

NOW, THEREFORE, I, Union Title Company, Inc., Trustee, in consideration of the premises and the sum of _____ Four Hundred Eighty One Thousand and No/100 ($ 481,000.00) Dollars, as credit on the indebtedness, by these presents do hereby transfer and convey unto Security Federal Savings and Loan Association of Nashville, its heirs, successors, and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and

more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said land and premises, together with all the appurtenances and privileges thereto appertaining to Security Federal Savings and Loan Association of Nashville, its heirs, successors, and assigns, in as full and complete manner as the undersigned, in its capacity as Trustee, has the power to convey the same.

THE UNDERSIGNED, Union Title Company, Inc., Trustee, as trustee only and not otherwise, warrants the title to said property to Security Federal Savings and Loan Association of Nashville, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the undersigned, Union Title Company, Inc., Trustee, has set its hand on this the 20th day of November, 1990

UNION TITLE COMPANY, INC.,
Trustee

BY: Hugh J. Bradley
TITLE: Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Terry W. Gilmour, a Notary Public of 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., and is authorized by UNION TITLE COMPANY, INC. to execute this instrument on behalf of UNION TITLE COMPANY, INC.

Witness my hand, at office, this 20th day of November, 1990.

Terry W Gilmour
Notary Public
My commission expires: 1-23-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $481,000.00.

Hugh J. Bradley
AFFIANT

SUBSCRIBED and sworn to before me, this 20th day of November, 1990.

Terry W Gilmour
Notary Public
My Commission Expires: 1-23-93

PROPERTY DESCRIPTION

A tract of land shown as Phase II on the Plat of Madison Park Condominiums, a plat of which is of record in Book 5414, page 743, Register's Office for said County.

BEGINNING at an iron pin at the northeast corner of a tract of land known as TAX MAP 43-6, Parcel 22, deed recorded in Book 2994, page 116, thence North 1 deg. 54 min. east a distance of 246.90 feet to an iron pin; thence south 70 deg. 52 min. east, a distance of 394.2 feet to an iron pin; thence north 85 deg. 12 min east, a distance of 45.00 feet to an iron pin; thence south 2 deg. 14 min. west, a distance of 167.62 feet to an iron pin; thence in a westerly direction with a 325 foot radius curve to the right, a distance of 215.55 feet to an iron pin; thence with a 25 foot radius curve to the left, a distance of 35.68 feet to an iron pin; thence south 58 deg. 21 min. west, a distance of 38.89 feet to an iron pin; thence with a 323.57 foot radius curve to the right, a distance of 181.44 feet to the point of beginning.

Included in the above description, but expressly excluded therefrom, is the following:

Unit Nos. D-77, D-88, D-91, D-93, D-80, D-94, E-98, E-105, D-76, D-95, and E-100 on the Plan of Madison Park Condominiums, a plat of which is recorded in Book 5414, page 743, Register's Office for Davidson County, Tennessee. This tract was submitted to a Horizontal Property regime for Madison Park Condominiums, of record in Book 5462, page 614, Register's Office for Davidson County, Tennessee, and a Deed of Correction to the Master Deed for Madison Park Condominiums of record in Book 5608, page 551, Register's Office for Davidson County, Tennessee.

An Addendum to the Master Deed identifying the above units and submitting the units to the Horizontal Property regime for Madison Park Condominiums was recorded in Book 8014, page 416, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to M/P-II Associates, Ltd., a Tennessee Limited Partnership by deed from Madison Park Associates, Ltd., a Tennessee Partnership of record in Book 6281, page 549, Register's Office, Davidson County, Tennessee.

EXHIBIT "B"

ENCUMBRANCES

1. 1990 Metropolitan Government of Nashville and Davidson County, Tennessee real property taxes, a lien, now due and payable, but not delinquent.

3. Easements or claims of easements not shown by public records;

4. Any and all unpaid taxes and special assessments;

5. Any and all restrictions, easements, set-back lines, deeds of trust, or other prior encumbrances of record, including rights of redemption of any governmental agency, state or federal;

6. Any zoning ordinance of the Metropolitan Government of Nashville and Davidson County, Tennessee;

7. Title to that portion of the premises embraced within the bounds of any roads or highways;

8. No warranty, express or implied, is made by the Trustee or the holder of the indebtedness as to the condition of the property or the improvements located thereon;

9. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by the Tennessee Horizontal Property Act, Tennessee Code Annotated, as set forth in the Master Deed recorded in Book 5462, page 614 and in Book 5608, page 557, Register's Office for Davidson County, Tennessee.

10. All matters shown on the plat recorded in Book 5200, page 179, Register's Office for Davidson County, Tennessee.

11. Rights of parties in actual possession of all or any part of the premises with the exception of the above-named owner.

12. Any unrecorded liens upon which the lawful time for recording has not expired.

73987

IDENTIF. TREFERENCE

Nov 20 1 45 PM '90

DAVIDSON COUNTY TN.

RECD 1600.30 TAX 1600.30 CHECK

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8241 PAGE 7

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 481000.00
CON TX 1587.30
PRFEE 1.00
WDEED 12.00
TOTAL 1600.30
CHECK 1600.30
11/20/90 01 13:43 0001 8982

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73987

IDENTIF. REFERENCE

Nov 20 1 45 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 374976