Mail

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: 145-7-59

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 31, 1986, recorded in Book 7094, page 173, Register's Office for Davidson County, Tennessee, Raymond V. Bohannon, Jr. and wife, Jo Ann Bohannon, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated December 31, 1986, in the amount of $225,800.00 payable to Security Federal Savings and Loan Association of Nashville, as shown therein; and,

WHEREAS, on the 13th day of August 1986 said Note and Deed of Trust were modified by instrument of record in Book 7330, page 315, said Register's Office; 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 8223, Page 42, Register's Office for said County; and

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 November 1, 8 and 15, 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 Two Hundred Ninety-Five Thousand and no/100- Dollars ($295,000.00), 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:

Being Lot No. 20 on the PLAN OF INNS OF GRANNY WHITE as of record in Book 6250, page 460, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the easterly margin of Travelers Court, being the most southerly corner of Lot No. 19 on the Plan of INNS OF GRANNY WHITE, as of record as aforesaid; thence, North 66° 50' 10" east 302.44 feet to a point; thence South 9° 25' 34" West 11.50 feet to a concrete monument; thence, South 0° 47' 18" East 211.80 feet to a point; thence, North 89° 20' 42" West 258.97 feet to a point in the easterly margin of Travelers Court; thence, northwardly along a curve forming the easterly margin of Travelers Court; having a length of 103.93 feet and a radius of 250.00 feet to the point of beginning. Containing 1.000 acres, more or less.

Being the same property conveyed to Raymond V. Bohannon, Jr., by deed from Dukes & Dukes, a Tennessee General Partnership composed of Glenn Dukes and Buddy Dukes, of record in Book 6585, page 668, 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 28th day of November, 1990.

UNION TITLE COMPANY, INC.

SUBSTITUTE TRUSTEE

BY: Hugh J. Bradley
Vice-President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

0685 11/28 0101 03CHECK 983.50

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 28th day of November, 1990.

L. Scott Wardlaw
Notary Public

My Commission Expires: 7-19-92

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $82,500.00

Hugh J. Bradley
Affiant

Sworn to and subscribed before me this 28th day of November, 1990.

L. Scott Wardlaw
Notary Public

My Commission Expires: 7-19-92

75367

IDENTIF. REFERENCE

Nov 29 11 39 AM '90

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8244 PAGE 738

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	295000.00
CON TX	973.50
PRFEE	1.00
WDEED	9.00
TOTAL	983.50
CHECK	983.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11/28/90 01 11:20 0001 0685

75367

IDENTIF. TREFERENCE

Nov 28 11 20 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY T.R.

No. 376653