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: 91-16-84

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 15,1981, recorded in Book 5700, page 651, Register's Office for Davidson County, Tennessee, John S. Vogt and wife, Pamela J. Slaughter and Phyllis J. Gearhart, unmarried, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated January 15, 1981, in the amount of $46,700.00 payable to Security Federal Savings and Loan Association of Nashville, as shown therein, 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 7841, Page 893, and corrected in Book 8244, page 328, Register's Office for said County;

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 December 6, 13 and 20, 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 Twenty-Five Thousand and No/cc Dollars ($25000.00), 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. 508, the easterly 40 feet of Lot No. 510 and the westerly 10 feet of Lot No. 506 of Block 23 on the Plan of Charlotte Park Company's First Addition to West Nashville as of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 508 and part of Lots 510 and 506 front together 100 feet on the southerly side of Elkins Avenue, formerly Second Street, and extends 180 feet to an alley.

Being the same property conveyed to John S. Vogt and wife, Pamela J. Slaughter and Phyllis J. Gearhart by deed from Hollis C. J. Inman, unmarried of record in Book 5700, page 648, Register's Office, Davidson County, Tennessee, the interest of the said Phyllis J. Gearhart was conveyed to John S. Vogt and wife, Pamela J. Slaughter by quitclaim deed of record in Book 7328, page 511, Register's Office for said County.

The above described tract of land being identified further as Lot No. 2 on the Plat of Vogt Subdivision of record in Plat Book 6200, page 188, Register's Office for said County.

Included in the above described property, but EXCLUDED therefrom is the following described parcel of land;

Land in Davidson County, Tennessee,
Being Lot No. 1 on the Plan of Vogt Subdivision of record in Plat Book 6200, page 188, Register's Office for said County.

Said Lot No. 1 fronts 50.00 feet on the southerly margin of Elkins Avenue and extends back between parallel lines 180.00 feet to a dead line in the rear.

Being the same property conveyed to Joe Scott Teal, unmarried, and Lori Ann Brewington, unmarried, as tenants in common without the right of survivorship, by deed from Phyllis J. Gearhart, unmarried, John S. Vogt and wife, Pamela J. Slaughter of record in Book 6645, page 405, 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 7th day of January, 1991.

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 7th day of January, 1991.

Notary Public

My Commission Expires: ~~My Commission Expires~~ NOV. 18, 1991

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $ 25000.00

Affiant)

Sworn to and subscribed before me this 7th day of January, 1991.

Notary Public

My Commission Expires: My Commission Expires NOV. 18, 1991

839927

IDENTIF. REFERENCE

JAN 7 12 34 PM '91

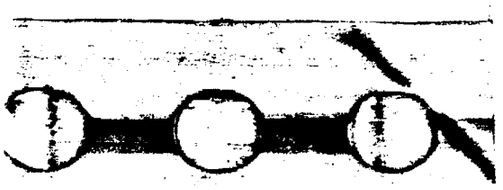
FELIX Z. WILSON
DAVIDSON COUNTY TN.

3.1

3028 01/07 0101 03CHECK 95.50

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8270 PAGE 458

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	25000.00
CON TX	82.50
PRFEE	1.00
WDEED	12.00
TOTAL	95.50
CHECK	95.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/07/91 01 12:33 0001 3028

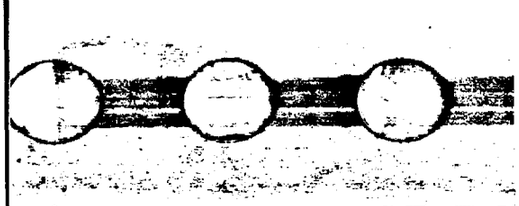


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IDENTIF. REFERENCE

JAN 7 12 34 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.



No. 386928