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

BOOK 8270 PAGE 695

Address New Owner(s)	Send Tax Bills To:	Map-Parcel No.
Security Federal Savings and Loan Association of Nashville 616 Marriott Drive Post Office Box 305171 Nashville, TN 37130-5171	SAME	Map and Parcel No. 51-10-B-53

TRUSTEE'S DEED

FOR AND IN CONSIDERATION OF the sum of Fifty Seven Thousand Five Hundred and No/100---------- ($ 57,500.00) Dollars, the receipt of which is hereby acknowledged, UNION TITLE COMPANY, INC., Substitute Trustee, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, a federally chartered savings and loan association, hereinafter called "Grantee", its successors and assigns, without covenant or warranty, express or implied, certain real estate in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being UNIT No. 220, on the plan of Ellington Place Condominiums, according to the Master Deed of record in Book 6984, page 84, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6250, page 829, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING a portion of the property conveyed to Robert E. LaBrec by Deed of record in Book 7381, page 953, Register's Office for Davidson County, Tennessee.

This conveyance is made pursuant to the powers conferred upon Grantor by certain Deed of Trust, dated October 16, 1987, to secure an indebtedness as described therein, executed by Robert E. LaBrec to Everett A. Covington, Jr., Trustee, of record in Book 7381, page 056, Register's Office for Davidson County, Tennessee, with the Grantor having been appointed Substitute Trustee by an instrument of record in Book 8182, page 836, said Register's Office. As set forth in that Substitute Trustee's Sale and Foreclosure Notice, a copy of which is attached hereto as Exhibit "A", published pursuant to the aforementioned Deed of Trust and applicable law in The Nashville

Record on December 13, December 20, and December 27, 1991, default has been made in the terms, conditions, provisions, and payments provided for in the aforementioned Deed of Trust, and the sale at foreclosure of the above-described property was scheduled for Monday, January 7, 1991 at 11:30 a.m. at the Main Door of the Metropolitan Courthouse, Nashville, Davidson County, Tennessee. That foreclosure sale has been held and concluded as provided in the foreclosure notice.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed, as Trustee only, on this the 7th day of January, 1991.

"GRANTOR"

UNION TITLE COMPANY, INC.,
Substitute Trustee

By: Hugh J. Bradley

Title: Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George R. Fusner, Jr., 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 Grantor, and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 7th day of January, 1991.

Notary Public

My commission expires: 2-15-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $57,500 +

Hugh J. Bradley
AFFIANT

SUBSCRIBED and sworn to before me, this 7th day of January, 1991.

Notary Public

My commission expires: 2-15-93

SUBSTITUTE TRUSTEE'S SALE AND
FORECLOSURE NOTICE

Default having been made in the terms, conditions, provisions, and payments provided for in a certain Deed of Trust, dated October 16, 1987, to secure an indebtedness as described therein, executed by ROBERT E. LaBREC to Everett A. Covington, Jr., Trustee, of record in Book 7381, page 956, the undersigned, Union Title Company, Inc., having been appointed Substitute Trustee by an instrument of record in Book 8182, page 836, said Register's Office, and all of the secured indebtedness having become due and payable as provided in the Deed of Trust at the option of the lawful owner and holder of the same; I, Union Title Company, Inc., Substitute Trustee, whose address is 616 Marriott Drive, Nashville, Tennessee, acting upon the demand of Security Federal Savings and Loan Association of Nashville, the lawful owner and holder of said indebtedness, to foreclose said Deed of Trust by virtue of the power and authority vested in me as such Substitute Trustee, will, on

JANUARY 7, 1991

beginning at 11:30 o'clock a.m. at the Main Door of the Metropolitan Courthouse in Nashville, Davidson County, Tennessee, sell at public outcry to the highest bidder for cash (or credit on the indebtedness if the holder thereof is the successful bidder), free from the equity of redemption, statutory right of redemption, homestead, dower, and all other exemptions of every kind, which have been expressly waived in said Deed of Trust, the following described real property in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being UNIT No. 220, on the plan of Ellington Place Condominiums, according to the Master Deed of record in Book 6984, page 84, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6250, page 829, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING a portion of the property conveyed to Robert E. LaBrec by Deed of record in Book 7381, page 953, Register's Office for Davidson County, Tennessee.

This property has a street address of 220 Ellington Place, Unit K-220.

Said sale is subject to the following:

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

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. Easements of record in Book 6772, page 477, and Book 6700, page 315, Register's Office for Davidson County, Tennessee.

10. Limitations and Conditions imposed by the Horizontal Property Act, as set out in Tennessee Code Annotated Section 64-2701, et seq.

11. Terms, provisions, covenants, conditions, easements, and rights established by and contained in the Master Deed and Bylaws for Ellington Place Condominiums, filed for record in Book 6984, page 84, said Register's Office, and by Instrument of Clarification of record in Book 6561, page 141, said Register's Office.

12. Matters as shown on the Plat of Ellington Place Condominiums, of record in Book 6250, page 829, said Register's Office.

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

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

Trustee, at his or her sole discretion, may at the time and place appointed above for this sale in order to accomplish the most advantageous sale and consequent discharge of his or her trust obligation under the circumstances, reserves the right to do any or all of the following:

1. By oral announcement, Trustee may elect to adjourn the sale to another time during regular business hours on a

different day, but at the same place, so long as no potential purchaser is thereby precluded from placing a bid;

2. By oral announcement, Trustee may elect to delay the sale for a reasonable time during regular business hours, on the same day, to be continued at the same place at the announced time, in order to enable any bona fide bidder to determine and submit a bid, so long as no potential purchaser is thereby precluded from placing a bid; and/or

3. By oral announcement, Trustee may elect to sell the property in such lots, parcels, segments, or separate estates as may accomplish the most advantageous sale and consequent discharge of his or her trust obligation under the circumstances, and to this end Trustee may sell the property first in whole and then in part, and ultimately consummate the sale in whichever manner produces the most advantageous result.

THIS the 10 day of December, 1990.

UNION TITLE COMPANY, INC.,
Substitute Trustee

Insertion Dates:
December 13, December 20 and December 27, 1990.

ATTORNEYS FOR SUBSTITUTE TRUSTEE:
George R. Fusner, Jr.
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203
(615) 383-3345

3125 01/07 0101 03CHECK 205.75

84019

IDENTIF. TREFERENCE

JAN 7 1 39 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8270 PAGE 700

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 57500.00
CON TX 189.75
PRFEE 1.00
WDEED 15.00
TOTAL 205.75
CHECK 205.75

01/07/91 01 13:38 0001 3125

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84019

IDENTIF. REFERENCE

JAN 7 1 39 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 387025