Boy 16

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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	SAME	82-12-84 19W-14000
P.O. Box 305171		
Nashville, TN 37230		

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated December 31, 1986, executed by Darryl L. Overton to Everett A. Covington, Jr., Trustee, of record in Book 7106, page 613, Register's Office for Davidson County, Tennessee; and

WHEREAS, by a Modification and Assumption Agreement dated February 29, 1988, the indebtedness secured by the Deed of Trust of record in Book 7106, page 613, said Register's Office, was assumed by Crawford & Moore Investments, Inc., Randolph Moore, Jr. and John M. Crawford; and

WHEREAS, Security Federal Savings and Loan Association of Nashville, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 7106, page 613, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Union Title Company, Inc.as Substitute Trustee by an instrument of record in Book 7906, page 354, Register's Office for Davidson County, Tennessee; and

WHEREAS, Union Title Company, Inc., Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 11:15 A.M., prevailing time on Tuesday, January 29, 1991, 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 Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

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WHEREAS, Union Title Company, Inc., Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Twenty Two Thousand Five Hundred and----------No/100 Dollars ($22,500.00-----) 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 Twenty Two Thousand Five Hundred and ----------No/100 Dollars ($ 22,500.00----) cash in hand paid by the Grantee, Union Title Company, Inc., Substitute 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:

> Being part of Lot No. 21 on the Plan of Subdivision of the Home Block of Neill S. Brown, of record in Book 2, page 100, of the Chancery Court at Nashville, and described as follows:
>
> Beginning at a point in the easterly margin of Neil Avenue, which is 145 feet north of the north margin of Ramsey Avenue, formerly Georgia Street; thence easterly, parallel to the north margin of said street, 205 feet to a point; thence northerly parallel to the easterly margin of Neil Avenue, and partly along the alley, 45 feet to a point; thence westerly, 205 feet to the easterly margin of Neil Avenue; thence with the margin of the same, southerly 45 feet to the point of beginning.
>
> Being part of the same property conveyed to Darryl L. Overton by deed from Federal Savings and Loan Insurance Corporation, as receiver for Community Federal Savings and Loan Association of record in Book 6928, page 603, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Crawford and Moore Investments, Inc. by deed from Darryl L. Overton, unmarried, of record in Book 7484, page 295, Register's Office for Davidson County, Tennessee.

Said property is known as 107 Neil Avenue, 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, successors, and assigns forever.

And, Union Title Company, Inc., Substitute Trustee, covenants with the said Grantee that it is lawfully seized and possessed of said real property as Substitute Trustee only and, by the terms of the above-mentioned Deed of Trust, 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.

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Union Title Company, Inc., Substitute Trustee, 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 him as Substitute Trustee, but no further or otherwise; it being the intention of the Substitute Trustee only to convey to Grantee no greater title in the subject real estate than it received as Substitute Trustee and that, as Substitute Trustee, it has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, 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 29th day of January, 1991.

UNION TITLE COMPANY, INC.

Substittue Trustee

By: Hugh J. Bradley

Title: Vice-President

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, upon oath, 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 29th day of January, 1991.

NOTARY PUBLIC

My Commission Expires:

March 26, 1994

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

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[redacted]

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $22,500.00.

Hugh J. Bradley
AFFIANT

Subscribed and sworn before me on this 29th day of January, 1991.

NOTARY PUBLIC

My Commission Expires:

March 26, 1994

SAMUEL CHESTER, III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

8950 I

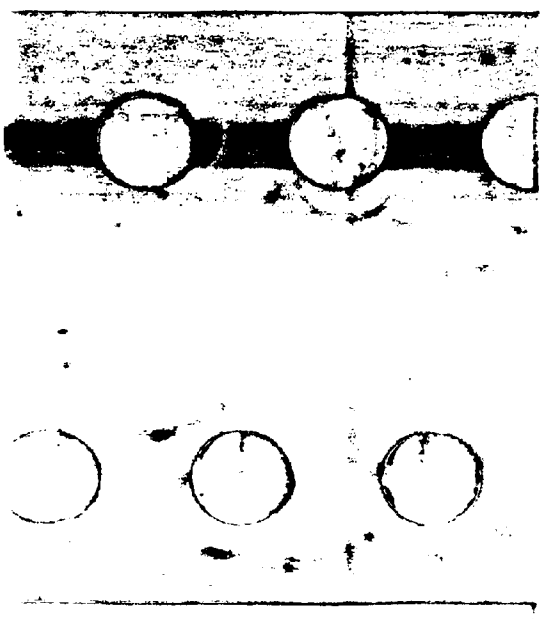
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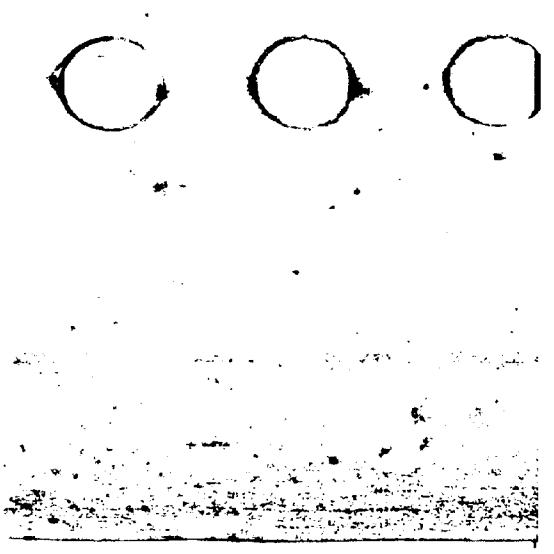
JAN 30 3 33 PM '91

FELIX Z. ... REGISTER
DAVIDSON COUNTY TN.

9482 01/30 0101 03CHECK 87.25

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01/11/91(rdm)





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 22500.00
CON TX 74.25
PRFEE 1.00
WDEED 12.00
TOTAL 87.25
CHECK 87.25

01/30/91 01 15:32 0001 9482

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89501

IDENTIF. REFERENCE

JAN 30 3 33 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 393289