This Instrument Prepared by:
Union Title Company, Inc.
616 Marriott Drive
P.O. Box 292574
Nashville, Tennessee 37229-2574

OWNER: Security Federal Savings & Loan Assn.
Send Tax Bills To:
616 Marriott Drive
P.O. Box 305171
Nashville, TN 37230-5171
Map & Parcel: 104-09-0-E
005.00 CO

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 26, 1983, recorded in Book 6102, page 383, Register's Office for Davidson County, Tennessee, Normandy Joint Venture, a Tennessee joint venture, comprised of Jim Beuerlein, Dukes, Dukes & Ledford, a TN General Partnership, Borrower, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure an indebtedness in the amount of $66,400.00 payable to Security Federal Savings and Loan Association of Nashville, as shown therein, and,

WHEREAS, Kendrick W. Hamilton modified and assumed said indebtedness with a Modification and Assumption Agreement dated May 10, 1990 of record in Book 8135, page 933, 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 8325, Page 8, 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 April 25, May 2 and 9, 1991 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 Thirty Thousand and no/100 —— Dollars ($30,000.00), 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 Unit No. 5 as shown on the plat of Richland Place Condominiums, at 3520 West End Avenue, Nashville, Tennessee, of record in Plat Book 5200, page 570, Register's Office for said County, together with an undivided interest in the common elements of The Richland Place Homeowner's Association, as described in Book 6100, page 222, said Register's Office.

Being part of the same property conveyed to West End Limited, a Tennessee Limited Partnership by deed from Normandy Joint Venture, of record in Book 6416, page 235, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kendrick W. Hamilton, by deed from West End Limited, a Tennessee Limited Partnership of record in Book 8135, page 947, 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 29th day of May, 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 29th day of May, 1991.

Pamela L. Hampton
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 $30,000.00

Hugh J. Bradley
Affiant

Sworn to and subscribed before me this 29th day of May, 1991.

Pamela L. Hampton
Notary Public

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

1 7 7 9 0

IDENTIFICATION

May 29 11 19 AM '91

5141 05/29 0101 03CHECK 109.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8361 PAGE 362

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 30000.00
				CON TX 99.00
				PRFEE 1.00
				WDEED 9.00
				TOTAL 109.00
				CHECK 109.00
		05/29/91	01	11:21 0001 6141

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17760

IDENTIFICATION

MAY 29 11 19 AM '91

No. 425699