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 Assn.
Send Tax Bills To:
616 Marriott Drive
P.O. Box 305171
Nashville, Tennessee 37230-5171
Map & Parcel: 135-334

TRUSTEE'S DEED

BOOK 8376 PAGE 881

WHEREAS, by Deed of Trust dated July 20, 1988, recorded in Book 7615, page 810, Register's Office for Davidson County, Tennessee, Gary L. Long, and wife, Lynn Geller Long, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated July 10, 1988, in the amount of $118,800.00 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 8346, Page 638, 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 May 23, 30, and June 6, 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 Ninety Five Thousand and No/00 - Dollars ($95000.00), 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:

A certain tract of land in the Second Civil District of Davidson County, Tennessee, described according to a survey by Everett H. Cowan dated January 31, 1974, and further described according to a survey by John Kohl & Company, dated June 24, 1982 as follows:

Beginning at a tree on the northerly margin of Smith Springs Road, at the southeast corner of the Charles L. Koellein property, Book 4684, page 357, and being the southwest corner of the property herein described; thence north 14 deg. 4 min. 42 sec. east 325.51 feet along a common boundary line with Charles L. Koellein to a tree; thence north 54 deg. 2 min. 6 sec. West 267.55 feet along a common boundary line with Charles L. Koellein to an iron pin; thence north 7 deg. 59. min. 19 sec. east 87.85 feet to a fence post; thence south 78 deg. 49 min. 13 sec. east 371.56 feet; thence south 3 deg. 1 min. 38 sec. west 614.83 feet to a point in the middle of Old Bell Road; thence north 83 deg. 34 min. 42 sec. west 31.91 feet along the middle of Old Bell Road to a point located in the intersection of Smith Springs Road; thence north 54 deg. 29 min. 27 sec. west 135.60 feet along the northerly margin of Smith Springs Road; thence north 55 deg. 55 min. 22 sec. west 78.22 feet along the northerly margin of Smith Springs Road to the point of beginning, containing 3.05 acres, more or less.

Being the same property conveyed to Gary L. Long and wife, Lynn Geller Long by deed from William N. Flynn, unmarried of record in Book 7516, page 807, Register's Office for Davidson County, Tennessee.

INCLUDED IN BUT EXCLUDED FROM SAID SALE:

Beginning at a point on the existing north right of way line of Smith Springs Road on the common line of Solomon and Charles L. Koelkin, III, said point being 16 feet north of center line survey station 75 + 76 and proceeding as follows:

1. Northwardly with the common line of Solomon and Koelkin a distance of 9 feet to a point on the new right of way line of Smith Springs Road; thence.

2. With a line 25 feet north of and parallel to the center S 52° 30' 00" E, 132 feet to a point on the existing north right of way line of Old Smith Springs Road; thence,

3. Westwardly with the north right of way line at Old Smith Springs Road a distance of 10 feet to the existing north right of way line of Smith Springs Road; thence,

4. Northwestwardly with the existing north right of way line of Smith Springs Road a distance of 120 feet to the point of beginning and containing 800 square feet or 0.02 of an acre, more or less.

Being the same property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed from Gary L. Long and wife Lynn Geller Long of record in Book 8235, page 837, 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 18th day of June, 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 18th day of June, 1991.

Pamela B. Hampton
Notary Public

My Commission Expires My Commission Expires NOV. 18, 1991

STATE OF TENNESSEE) 4873 06/18 0101 03CHECK 326.50
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $95000.00

Hugh J. Bradley
Affiant

Sworn to and subscribed before me this 18th day of June, 1991.

Pamela B. Hampton
Notary Public

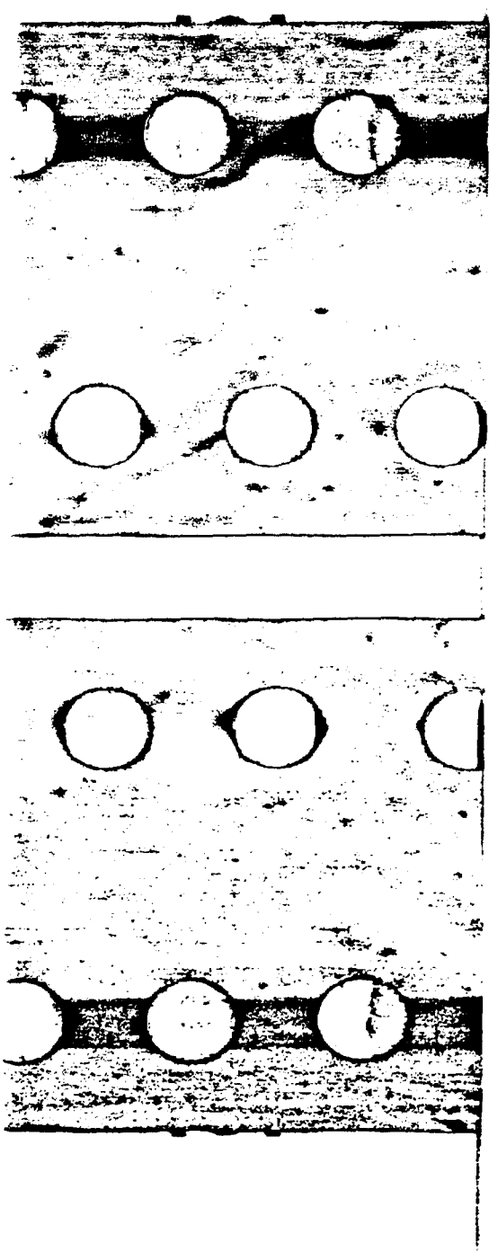
My Commission Expires: My Commission Expires NOV. 18, 1991

23169

Jun 18 11 34 AM '91

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8376 PAGE 885

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 95000.00
CON TX 313.50
PRFEE 1.00
WDEED 12.00
TOTAL 326.50
CHECK 326.50

06/18/91 01 11:38 0001 4873

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

231169

REGISTER'S OFFICE
JUN 18 11 34 AM '91

No. 431902