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

OWNER: Security Federal Savings & Loan Association
Send Tax Bills To:
P.O. Box 305171
616 Marriott Drive
Nashville, Tennessee 37230-5171
Map & Parcel: 145-7-61

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 14, 1987, recorded in Book 7326, page 483, re-recorded in Book 8378, page 75, Register's Office for Davidson County, Tennessee, Kimbrough Construction Company, Inc., conveyed to E.A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated August 14, 1987, in the amount of $75,000.00 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 8374, Page 588, as corrected in Book 8388, page 24, 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 July 4, 11 and 18, 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 Two Thousand Five Hundred and no/100- Dollars ($32,500.00), 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:

Lot No. 22 on the plan of Inns of Granny White as of record in Book 6250, page 460, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the easterly margin of Travelers Court being the most southwesterly corner of Lot No. 21 on the plan of Inns of Granny White, as of record aforesaid, thence, South 85° 30' 44" East 234.82 feet to a point; thence South 14° 31' 33" West 38.43 feet to a concrete monument; thence South 3° 40' 8" West 151.87 feet to a point; thence, North 85° 30' 44" West 230.29 feet to a point in the easterly margin of Travelers Court; thence along the easterly margin of Travelers Court North 4° 29' 16" East 189.69 feet to the point of beginning.

Being the same property conveyed to Kimbrough Construction Company by deed from David B. Driggs and wife, Petrina Driggs, by deed of record in Book 7326, page 479, 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 31st day of July, 1991.

UNION TITLE COMPANY, INC.

SUBSTITUTE TRUSTEE

By: Hugh J. Bradley
Vice-President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

6628 07/31 0101 03CHECK 130.25

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 31st day of July, 1991.

Pamela B. Hamilton
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 $32500.00

Hugh J. Bradley
Affiant

Sworn to and subscribed before me this 31st day of July, 1991.

Pamela B. Hamilton
Notary Public

My Commission Expires My Commission Expires NOV. 18, 1991

35086

IDENTIFICATION REFERENCE

Jul 31 11 20 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 8409 PAGE 263

| | | |
|---|---|---|
| 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 32500.00
CON TX 120.25
PRFEE 1.00
RECORD 9.00
TOTAL 130.25
CHECK 130.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/31/91 01 11:21 0001 6628

35086.

IDENTIFICATION REFERENCE

JUL 31 11 20 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 445577