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

Mail

OWNER: Security Federal Savings & Loan Association
Send Tax Bills To:
616 Marriott Drive
P.O. Box 305171
Nashville, Tennessee 37230-5171
Map & Parcel: 81-2-175

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 17, 1986, recorded in Book 7074, page 574, Register's Office for Davidson County, Tennessee, River Park Apartments, Ltd. a Tennessee Limited Partnership, conveyed to Union Title Company, Inc., Trustee, the real estate hereinafter described, to secure a Note dated December 17, 1986, in the amount of $1,500,000.00 payable to Security Federal Savings and Loan Association of Nashville, as shown therein, and,

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., 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 Trustee did, therefore, pursuant to the authority vested in him as 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 18, 25 and August 1, 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 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 Five Hundred Fifty Thousand and No/100 Dollars ($550,000.00), 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 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 part of Tracts 7, 8 and 9 on the map of G.W. Ankenbauer Estate as divided in Chancery Court under Rule 65611, described according to a survey made by Michael V. Holmes & Associates, Inc. on December 26, 1985, as follows:

Beginning at a point in the westerly margin of 28th Avenue North, said point being South 34° 10' 00" West 228.36 feet from the point of intersection of the westerly margin of 28th Avenue North and the southerly margin of Clarksville Pike; thence South 34° 10' 00" West 3.71 feet to an iron pin; thence with the curve to the left (having a central angle of 05° 50' 26" and a radius of 476.74 feet) 48.60 feet to an iron pin; thence leaving margin of 28th Avenue North, North 77° 03' 00" West 795.39 feet to an iron pin; thence North 34° 10' 00" East 393.20 feet to an iron pin; thence South 55° 50' 00" East 550.00 feet to an iron pin; thence South 34° 10' 00" West 126.50 feet to an iron pin; thence South 77° 03' 00" East 202.74 feet to an iron pin; said pin being the point of beginning, containing 167,636.50 square feet or 3.848 acres.

Being the same property conveyed to River Park Apartments, Ltd., a Tennessee Limited Partnership by deed from River Park, Ltd., a Tennessee Limited Partnership of record in Book 6746, page 984, Register's Office, 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 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 Trustee, subject to any exception noted herein and shown of record, but no further or otherwise.

WITNESS my hand this 9th day of August, 1991.

UNION TITLE COMPANY, INC.

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 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 9th day of August, 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 $55,000.00

Hugh J. Bradley
Affiant

Sworn to and subscribed before me this 9th day of August, 1991.

Pamela L. Hampton
Notary Public

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

3816 5

Aug 9 1 06 PM '91

2045.00

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

RECEIVED OF _____

FOR _____

BOOK 8417 PAGE 833

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 550000.00
CON TX 2035.00
PRFEE 1.00
WDEED 9.00
TOTAL 2045.00
CHECK 2045.00

08/09/91 01 13:07 0001 2527

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38185

IDENTIFICATION REFERENCE

AUG 9 1 06 PM '91

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

No. 449090