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:
616 Marriott Drive
P.O. Box 305171
Nashville, Tennessee 37230-5171
Map & Parcel: 108-7-139

TRUSTEE'S DEED BOOK 8452 PAGE 904

WHEREAS, by Deed of Trust dated May 8, 1985, recorded in Book 6561, page 159, re-recorded in Book 6600, page 866, Register's Office for Davidson County, Tennessee, Timber Lake Associates, conveyed to Everett A. Covington, Jr. Trustee, the real estate hereinafter described, to secure an indebtedness dated May 8, 1985, in the original amount of $51,300.00 payable to Security Federal Savings and Loan Association of Nashville, as shown therein, and,

WHEREAS, said Note and Deed of Trust were modified and assumed by instrument of record in Book 7110, page 449, said Register's Office by James A. LaBrec and wife, Susan B. LaBrec dated December 31, 1986; 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 8427, page, 346, 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 September 5, 12 and 19, 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 Twenty Five Thousand 34 no/100 - Dollars ($25,000.00), 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: BOOK 8452 PAGE 905

Being Unit No. 139 of Timber Lake Condominium created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Record in Book 6549, page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominium as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such unit.

Being part of the same property conveyed to Timber Lake Joint Venture, a Tennessee joint venture, by quitclaim deed from Timber Lake Associates of record in book 6701, page 81, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James A. LaBrec and wife, Susan B. LaBrec from Timber Lake Joint Venture by deed of record in Book 7110, page 435, 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 30th day of September, 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 30th day of September, 1991.

Betty B Patton
Notary Public

My Commission Expires: 7-8-95

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $25000.00.

Hugh J Bradley
Affiant

Sworn to and subscribed before me this 30th day of September, 1991.

Betty B Patton
Notary Public

My Commission Expires: 7-8-95

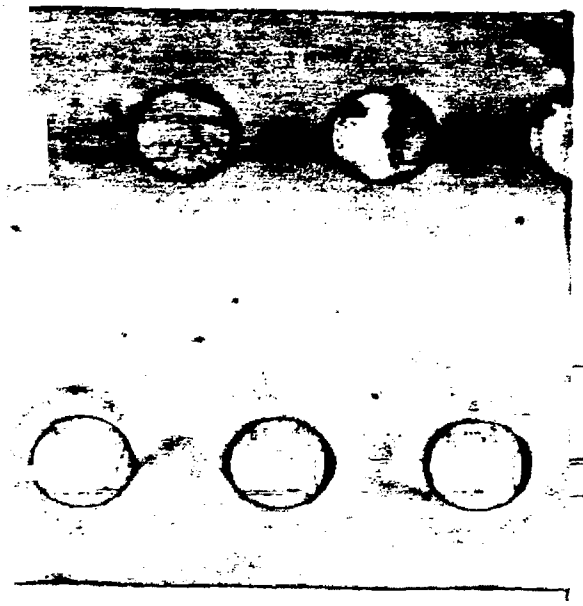
5.0587

IDENTIFICATION REFERENCE

SEP 30 1 23 PM '91

FILED & RECORDED
DAVIDSON COUNTY, TN

569 09/30 0101 03CHECK 102.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8452 PAGE 907

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 9.00
TOTAL 102.50
CHECK 102.50

09/30/91 01 13:23 0001 5209

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



5.0587.

IDENTIFICATION REFERENCE

SEP 30 1 23 PM '91

FELIX Z. WILSON, II
(DAVIDSON COUNTY)

No. 463372