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: 075-00-0 127.00

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 7, 1987, recorded in Book 7230, page 676, as modified in Book 7569, page 103 and Book 7720, page 553, Register's Office for Davidson County, Tennessee, Freetech Building Corporation, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated May 7, 1987, in the amount of $66,000.00 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 8431, Page 698, 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 12, 19 and 26, 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 Forty-Eight Thousand Seven Hundred Fifty & 49/100. Dollars ($48750.00), 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 Lot No. 66 on the plan of Meadows of Tulip Grove, Section Three of record in Plat Book 6900, page 262, Register's Office for said County.

Said Lot No. 66 fronts 45.06 feet on the westerly margin of a cul de sac of Libby Lane and extends back 128.98 feet on the northerly line and 125.66 feet on the southerly line to a dead line in the rear, measuring 178.68 feet thereon.

Being part of the same property conveyed to Freetech Building Corporation by deed from Capital Security Corporation of record in Book 7230, page 658, 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 9th day of October, 1991.

UNION TITLE COMPANY, INC.

SUBSTITUTE TRUSTEE

By: Hugh J. Bradley
Vice-President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

1462 10/09 0101 03CHECK 190.19

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 9th day of October, 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 $ 48750.00

Hugh J. Bradley
Affiant

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

Betty B Patton
Notary Public

My Commission Expires: 7-8-95

5.3 1 4.5

RECEIVED FOR RECORD
Oct 9 12 19 PM '91

RECEIVED OF _____

FOR _____

BOOK 8460 PAGE 862

| | | |
|---|---|---|
| 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 48750.00
CON TX 180.19
PRFEE 1.00
WDEED 9.00
TOTAL 190.19

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CHECK 190.19

10/09/91 01 12:21 0001 1462

5.3 1 4.6.

OCT 9 12 19 PM '91

No. 55254