Mail

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, this Trustee's Deed is being recorded following the re-foreclosure of the property herein described, due to defects with a prior foreclosure as evidenced by a Trustee's Deed dated October 9, 1991, of record in Book 8460, page 850, Register's Office for Davidson County, Tennessee;

WHEREAS, by Deed of Trust dated May 7, 1987, recorded in Book 7230, page 681, amended in Book 7310, page 571, as modified in Book 7569, page 101 and Book 7720, page 551, 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 697, as corrected in Book 8438, page 973, 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 November 21, 28 and December 5, 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 NV/100 Dollars ($48,750.00), 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. 1 on the plan of Resubdivision of lots 70 and 71, Meadows of Tulip Grove, Section 3, of record in Book 6200, page 637, Register's Office of Davidson County, Tennessee.

Being a 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; and

Being the same property conveyed to Freetech Building Corporation [sic] by Deed of Correction from Capital Security Corporation, as of record in Book 7310, page 567, 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 12th day of December, 1991.

UNION TITLE COMPANY, INC.

SUBSTITUTE TRUSTEE

By: Pamela B. Hampton
Asst. V.P.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Pamela B. Hampton, 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 12th day of December, 1991.

L. Scott Ward Jr.
Notary Public

My Commission Expires: 7.18.92

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $ 48,750.00

Pamela B. Hampton
Affiant

Sworn to and subscribed before me this 12th day of December, 1991.

L. Scott Ward Jr.
Notary Public

My Commission Expires: 7.18.92

6.8697

IDENTIFICATION REFERENCE

DEC 12 12 29 PM '91

1974 12/12 0101 03CHECK 15.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

COMES NOW, the undersigned Affiant, Pamela B. Hampton, being duly sworn, deposes and states as follows:

1. That she is an officer of Union Title Company, Inc., 616 Marriott Drive, Nashville, Tennessee 37229.

2. That on a regular basis, she represents Security Federal Savings and Loan Association of Nashville ("Security Federal") and Union Title Company, Inc. ("Union Title") in foreclosure sales.

3. That Security Federal was the holder of a Deed of Trust of record in Book 7230, page 681, amended in Book 7310, page 571, as modified in Book 7569, page 101 and Book 7720, page 551, Register's Office for Davidson County, Tennessee, encumbering the following described property:

> Being Lot No. 1 on the Plan of Resubdivision of Lots 70 and 71, Meadows of Tulip Grove, Section 3, of record in Book 6200, page 637, Register's Office of Davidson County, Tennessee, to which reference is hereby made.
>
> 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; and
>
> Being the same property conveyed to Freetech Building Corporation [sic[by Deed of Correction from Capital Security Corporation, as of record in Book 7310, page 567, Register's Office for Davidson County, Tennessee.

4. That Security Federal accelerated the unpaid principal balance due under the indebtedness and instructed Union Title Company, Inc. to commence foreclosure proceedings under the aforementioned Deed of Trust. Union Title prepared, advertised and conducted a sale of the property hereinabove mentioned.

5. Following that foreclosure sale, Union Title recorded a Trustee's Deed, which is of record in Book 8460, page 850, Register's Office for Davidson County, Tennessee. At that time, Union Title paid a conveyance tax on total consideration of $48,750.00. A true and exact copy of the official receipt evidencing payment of that tax in the amount of $180.19, is of record in Book 8460, page 854, Register's Office for Davidson County, Tennessee.

6. That this conveyance transferred the respective property to Security Federal.

7. That due to technical defects in the foreclosure by Union Title, Security Federal instructed the undersigned Affiant to assist Union Title in the re-foreclosure of the Deed of Trust described at paragraph 3 above.

8. That pursuant thereto, a foreclosure sale was advertised and was held on December 12, 1991. At that foreclosure sale, Union Title reconveyed to Security Federal the property referred to above at paragraph 3.

9. That this Affidavit is being made for the purposes of evidencing that the conveyance tax has been previously paid with respect to subject property and requesting that no further conveyance tax be levied.

FURTHER AFFIANT SAYETH NAUGHT.

Pamela B. Hampton

Pamela B. Hampton

Sworn to and subscribed before me this 12th day of December, 1991.

NOTARY PUBLIC

My Commission Expires: 7-18-92

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED.

BOOK 8506 PAGE 683

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

RECEIVED OF _____

FOR _____

BOOK S460 PAGE 854

CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL RELEASE	CGTX - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MGTX - 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 12.00
TOTAL 193.19
CHECK 193.19

10/09/91 01 12:20 0001 1460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.3 1 4.4

STATE OF TENNESSEE
Oct 9 12 18 PM '91

No. 466252