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

OWNER: Security Federal Savings & Loan Assn.
Send Tax Bills To:
616 Marriott Drive
P.O. Box 305171
Nashville, Tennessee 37230-5171
Map & Parcel: 131-12-79

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 23, 1988, recorded in Book 7556, page 680, Register's Office for Davidson County, Tennessee, W.B. Granstaff and wife, Laura D. Granstaff, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated May 23, 1988, in the amount of $108,500.00 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 8461, Page 996, 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 March 19, 26 and April 2, 1992 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 One Hundred Thirty Nine Thousand x x Three Hundred 3rd my 7/00 Dollars ($139,500.00), 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:

Being part of Lot No. 25 on the Map of Zenaida Place, not of record, and described as Lot "A" on an unrecorded Map showing subdivision of part of said Lot 25, by Z.J. Wilkinson, Surveyor, August 11, 1948, as follows:

Beginning at a point in the center line of Battery Lane, at the southeast corner of a triangle of land conveyed to James A. Starkey and wife, by deed from James T. Eanes, and wife, in Book 1684, page 87, Register's Office; thence along Starkey's east line, North 1° 15' West 425 feet to an iron pin at the northwest corner of Lot "A"; thence South 87° 37' East 153 feet to an iron pin in the south line of the original Lot 24, being the corner of Tracts A and B, and being the northwest corner of the property conveyed to H.F. Charlton, Jr., and wife, by deed in Book 1638, page 296, Register's Office; thence along Charlton's West line and along the line between Tracts A and B, South 2° East along a fence 425 feet to a spike in the center line of Battery Lane, thence with the centerline of the same, North 87° 30' West 147.9 feet to the beginning.

Being the same property conveyed to Willie B. Granstaff and wife, Laura D. Granstaff by deed from Charles C. Brewer and wife, Evelyn M. Brewer of record in Book 4784, page 651, said Register's Office, the interest of the said Willie B. Granstaff having been conveyed to Laura D. Granstaff by Quitclaim Deed of record in Book 4998, page 584, said Register's Office.

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 the Substitute Trustee's Sale and Foreclosure Notice as shown in Exhibit "A", attached hereto.

And the Substitute Trustee does hereby transfer, assign and set over to the said Security Federal Savinga 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 10th day of April, 1992.

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 10th day of April, 1992.

L. Scott Ward Jr.
Notary Public

My Commission Expires: 3-23-96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $139500.00

Hugh J. Bradley
Affiant

Sworn to and subscribed before me this 10th day of April, 1992.

L. Scott Ward Jr.
Notary Public

My Commission Expires: 3-23-96

EXHIBIT "A"

SUBSTITUTE TRUSTEE"S SALE AND FORECLOSURE NOTICE

Default having been made in the terms, conditions, provisions, and payments provided for in a certain Deed of Trust dated May 23, 1988, to secure an indebtedness as described therein, executed by W.B. Granstaff and wife, Laura D. Granstaff to Everett A. Covington, Jr., Trustee, and recorded in Book 7556, page 680, Register's Office for Davidson County, Tennessee, the undersigned, Union Title Company, Inc., having been appointed Substitute Trustee, by an instrument recorded in said Register's Office and all of the secured indebtedness having become due and payable as provided in said Deed of Trust at the option of the lawful owner and holder of the same; I, Union Title Company, Inc., Trustee, acting upon the demand of Security Federal Savings and Loan Association of Nashville, the lawful owner and holder of said indebtedness, to foreclose said Deed of Trust by virtue of the power and authority vested in me as such Trustee, will, on

April 10, 1992

at 11:00 o'clock A.M. at the Front/Main Door of the Courthouse in Nashville, Davidson County, Tennessee, sell at public outcry to the highest bidder for cash, (or credit upon the indebtedness secured if the lawful owner and holder thereof is the successful purchaser) free from equity of redemption, statutory right of redemption, homestead, dower, curtesy, and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the Property, which have been expressly waived in said Deed of Trust, the following described real property in Davidson County, Tennessee:

Being part of Lot No. 25 on the Map of Zenaida Place, not of record, and described as Lot "A" on an unrecorded Map showing subdivision of part of said Lot 25, by Z.J. Wilkinson, Surveyor, August 11, 1948, as follows:

Beginning at a point in the center line of Battery Lane, at the southeast corner of a triangle of land conveyed to James A. Starkey and wife, by deed from James T. Eanes, and wife, in Book 1684, page 87, Register's Office; thence along Starkey's east line, North 1° 15' west 425 feet to an iron pin at the northwest corner of Lot "A"; thence South 87° 37' east 153 feet to an iron pin in the south line of the original Lot 24, being the corner of Tracts A and B, and being the northwest corner of the property conveyed to H.F. Charlton, Jr., and wife, by deed in Book 1638, page 296, Register's Office; thence along Charlton's west line and along the line between Tracts A and B, South 2° east along a fence 425 feet to a spike in the center line of Battery Lane, thence with the centerline of the same, north 87° 30' west 147.9 feet to the beginning.

Willie B. Granstaff and wife, Laura D. Granstaff by deed from Charles C. Brewer and wife, Evelyn M. Brewer of record in Book 4784, page 651, said Register's Office, the interest of the said Willie B. Granstaff having been conveyed to Laura D. Granstaff by Quitclaim Deed of record in Book 4998, page 584, said Register's Office.

W.B. Granstaff and Willie B. Granstaff being one and the same person.

Said property has an address of 1034 Battery Lane, Nashville, Tennessee 37220.

Said sale is subject to the following:

1. 1992 Davidson County real property taxes, constitute a lien, but are not yet due and payable.

2. Encroachments, overlaps, boundary line disputes and any other matters which would be disclosed by an accurate survey or inspection of the premises;

3. Easements or claims of easements not shown by public records;

4. Easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4712, page 427, said Register's Office.

5. Any and all unpaid taxes and special assessments;

6. Any and all restrictions, easements, set-back lines, deeds of trust, or other prior encumbrances of record, including rights of redemption of any governmental agency, state or federal;

7. Any zoning ordinance of the City of Nashville or Davidson County, Tennessee;

8. Title to that portion of the premises embraced within the bounds of any public roads or highways;

9. No warranty, express or implied, is made by the Trustee or the holder of the indebtedness as to the condition of the property or the improvements located thereon;

10. Bankruptcy case number 91-11458, Laura Durham Granstaff.

10. Deed of Trust dated April 28, 1977, of record in Book 5141, page 878, said Register's Office payable to Home Federal Savings and Loan Association, as assigned to First Tennessee Bank National Association of record in Book 8259, page 790, said Register's Office.

The Trustee, at his sole discretion, may at the time and place appointed above for this sale in order to accomplish the most advantageous sale and consequent discharge of his trust obligation under the circumstances, reserves the right to do any or all of the following:

1. By oral announcement, Trustee may elect to adjourn the sale to another time during regular business hours on a different day, but at the same place, so long as no potential purchaser is thereby precluded from placing a bid;

2. By oral announcement, Trustee may elect to delay the sale for a reasonable time during regular business hours, on the same day, to be continued at the same place at the announced time, in order to enable any bona fide bidder to determine and submit a bid, so long as no potential purchaser is thereby precluded from placing a bid; and/or

3. By oral announcement, Trustee may elect to sell the property in such lots, parcels, segments, or separate estates as may accomplish the most advantageous sale and consequent discharge of his or her trust obligation under the circumstances, and to this end Trustee may sell the property first in whole and then in part, and ultimately consummate the sale in whichever manner produces the most advantageous result.

THIS the 11th day of March, 1992.

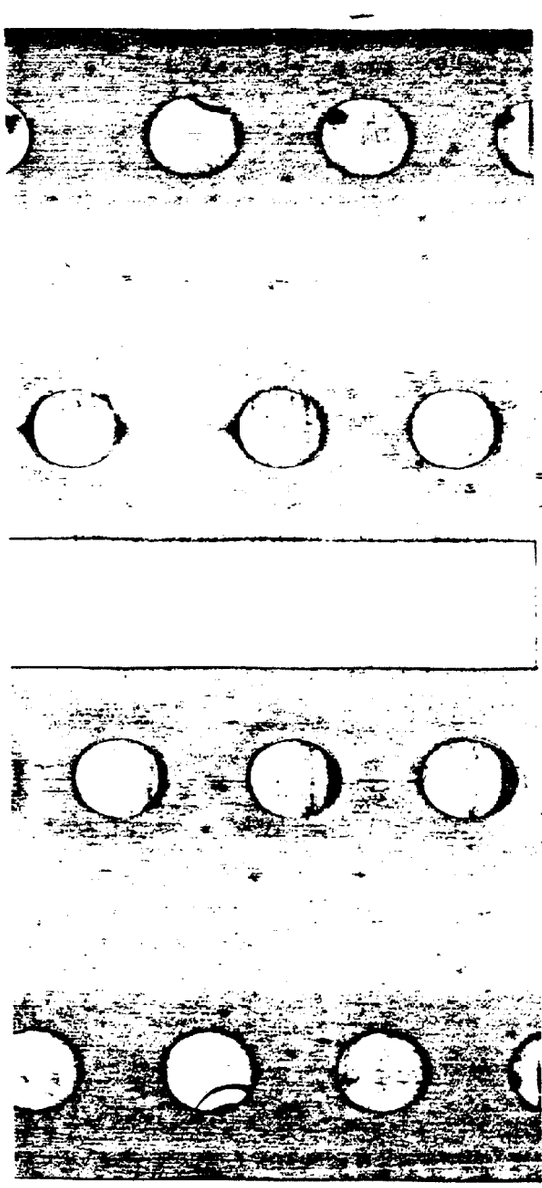
Union Title Company, Inc.
Substitute Trustee
616 Marriott Drive
Nashville, Tennessee 37230-2574

Insertion Dates: [3/19] [3/26] [4/2]

9406 04/10 0101 03CHECK 532.15

U U 6 6 a.

IDENTIFI REFERENCE
APR 10 11 23 AM 19
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8598 PAGE 681

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 139500.00	
			CON TX 516.15	
			PRFEE 1.00	
			WDEED 15.00	
			TOTAL 532.15	
			CHECK 532.15	
04/10/92	01		11:25 0001 9406	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00668.

IDENTIFI REFERENCE

APR 10 11 25 AM '92

DAVIDSON COUNTY, TN

No. 520275