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This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Nos.:
Security Federal Savings and Loan Association of Nashville	Same	188-6-157
616 Marriott Drive Post Office Box 305171		
Nashville, Tennessee 37230-5171		

IDENTIF. TREFERENCE
JUN 10 11 14 AM '92
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

20419

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated May 3, 1985, executed by Martin J. Rini, Jr. and wife, Ellen G. Rini, to Everett A. Covington, Jr., Trustee, of record in Book 6549, page 230, Register's Office for Davidson County, Tennessee; and

WHEREAS, Security Federal Savings and Loan Association , the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 6549, page 230, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Union Title Company, Inc. as Substitute Trustee by an instrument of record in Book 8611, page 588, Register's Office for Davidson County, Tennessee, and authorized it to act with the powers given the Trustee in said Deed of Trust; and

WHEREAS, Union Title Company, Inc., Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 11:15 o'clock A.M., prevailing time on Friday, June 5, 1992, at the south front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, an authorized representative of the Substitute Trustee appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Fifty Two Thousand, Five Hundred and 11/100 Dollars ($52,500.00) by Security Federal Savings and Loan Association of Nashville (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Fifty Two Thousand, Five Hundred and 00/100 Dollars ($52,500.00) cash in hand paid by the Grantee, Union Title Company, Inc., Substitute Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its/successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Unit No. 1-A Campbell Grove Condominiums of record in Plat Book 6250, page 196, Register's Office for said County, to which reference is hereby made for a more complete description of said unit, together with an undivided interest in the common elements of Campbell Grove Condominiums appurtenant to said unit as defined in the Master Deed and By-Laws as filed in Book 6400, page 323, Register's Office for said County.
>
> Being the same property conveyed to Martin Rini and wife, Ellen Rini, by deed from A.T. & C. Corporation, a Tennessee corporation, of record in Book 6549, page 227, Register's Office for Davidson County, Tennessee.

The Master Deed of record in Book 6400, page 323, said Register's Office and the Plat of record in Book 6250, page 196, said Register's Office, failed to attach to include sufficient unit or parcel descriptions to describe the above referenced real property; and by instrument of record in Book 6553, page 486, said Register's Office, said Master Deed and Plat were amended to reflect the correct property address of the above described real property; and Unit No. 1-A of Campbell Grove Condominiums and 817 Battlefield Drive, Nashville, Tennessee are one and the same parcel of real property known as 817 Battlefield Drive, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors, and assigns forever.

And the Substitute Trustee covenants with the said Grantee that it is lawfully seized and possessed of said real property as Substitute Trustee only and, by the terms of the above-mentioned Deed of Trust, has a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

The Substitute Trustee further covenants and binds its successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its heirs and assigns, against the lawful claims of any persons claiming by or through him as Substitute Trustee, but no further or otherwise; it being the intention of the Substitute Trustee only to convey to Grantee no greater title in the subject real estate than it received as Substitute Trustee and that, as Substitute Trustee, it has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

This 5th day of June, 1992.

2495 06/18 0101 03CHECK 204.25

UNION TITLE COMPANY, INC.

By: Hugh J. Bradley

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Renee D. Gentry, a Notary Public for the state and county aforesaid, Hugh J. Bradley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice Pres. of Union Title Company, Inc., the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 5th day of June, 1992.

Renee D. Gentry
NOTARY PUBLIC

RENEE D. GENTRY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

March 26, 1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $52,500.00.

Hugh J. Bradley
AFFIANT

Subscribed and sworn before me on this 5th day of June, 1992.

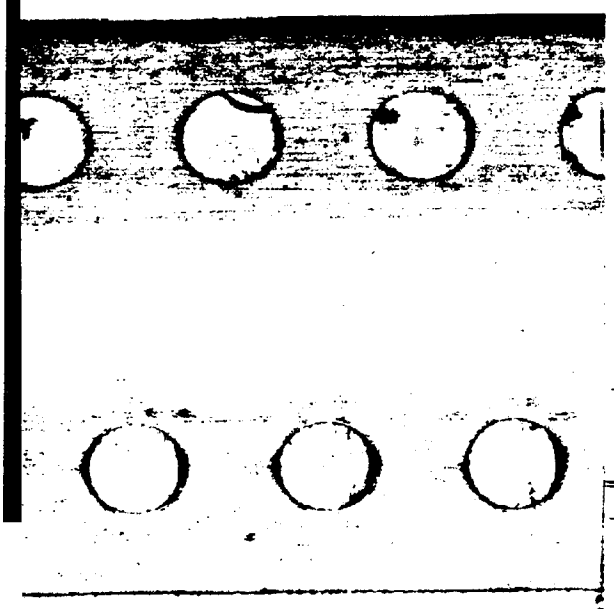
Renee D. Gentry
NOTARY PUBLIC

RENEE D. GENTRY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

March 26, 1994

BWMNR.151
06/05/92(clm)



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

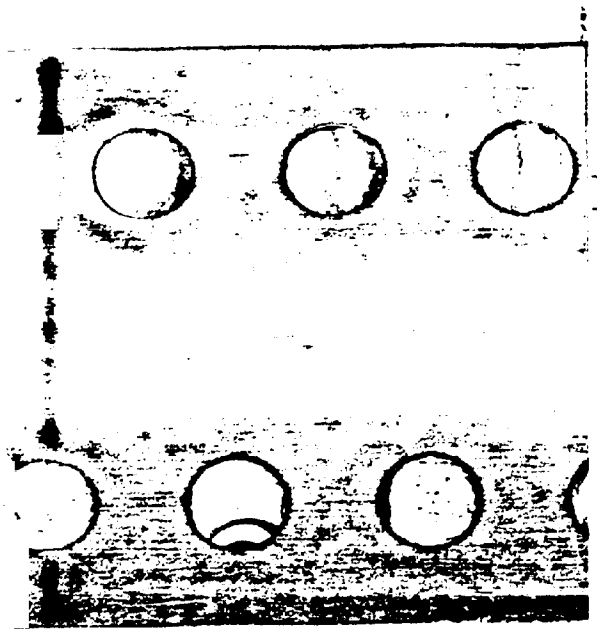
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 52500.00
CON TX 194.25
PRFEE 1.00
WDEED 9.00
TOTAL 204.25
CHECK 204.25

06/18/92 01 11:14 0001 2495



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20419

IDENTIF. TREFERENCE

JUN 18 11 14 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 542227