Name and address of new owner:
**Security Federal Savings Bank**
**P.O. Box 7027**
**McMinnville, TN 37111**

Send tax bills:

**Same**

Prepared by:
**David G. Mangum, Attorney**
**2012 Eighth Avenue South**
**Nashville, TN 37204**

**MAP/PARCEL: 108-07-0-B 029.00 CO**
**MAP/PARCEL: 051-10-0-b 073.00 CO**

Davidson County DEEDTRS
Recvd: 05/07/04 11:57 3pgs
Fees:18.00 Taxes:481.00
20040507-0052301

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated February 7, 2000, recorded in Instrument No. 20000301-0020001, Register's Office, Davidson County, Tennessee, K. P. Prasannakumar conveyed to Thomas Bratcher, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated March 19, 2004, and recorded in Instrument No.: 20040325-0033658, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 22 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in The Nashville Business Journal, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of April 9, April 16, and April 23, 2004, stating that on Friday, April 30, 2004 at 12:15 p.m. at the main entrance (inside for inclement weather) to the old Ben West Library Building, 225 Polk Avenue, Downtown Nashville, TN, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **SECURITY FEDERAL SAVINGS BANK**, its successors and assigns for $130,000.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, David G. Mangum, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said **SECURITY FEDERAL SAVINGS BANK**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

TWO (2) tracts or parcels of land situated and lying in Davidson County, Tennessee, and more particularly described as follows, to-wit:

TRACT 1:
LAND in Davidson County, Tennessee, being Unit No. 29, Building B, together with the appurtenant interest in the common elements of Timber Lake Condominium, a horizontal property regime established by Master Deed of record in Book 6549, page 475, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plat attached as Exhibit "A-2" to the aforementioned Master Deed.

DEED REFERENCE:
BEING the same property conveyed to K.P. Prasannakumar by deed from Steve W. Turner and wife, Gail Turner of record in Book 8284, page 333, said Register's Office.

TAX MAP: 108-07-0-B 029.00 CO
Property Address: 129 N. Timber Drive, Nashville, TN 37214 as shown on the tax maps of the Assessor of Property for Davidson County, TN.

TRACT 2:
UNIT NO. 217 in a Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" on the Master Deed of record in Book 6984, page 84, Register's Office for said County, to which reference is here made for a more particular description and being part of the land shown on the subdivision plat of Ellington Place Condominiums of record in Book 6250, page 829, Register's Office for Davidson County, TN.

DEED REFERENCE:
BEING the same property conveyed to K.P. Prasannakumar by deed from Richard A. Howard and wife, Selena Howard of record in Book 8985, page 608, said Register's Office.

TAX MAP: 051-10-0-B 073.00 CO
Property Address: 217 Ellington Place, Madison, TN 37115 as shown on the tax maps of the Assessor of Property for Davidson County, TN.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest, thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 30TH day of April, 2004.

**David G. Mangum,** Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 30th day of April, 2004.

Notary Public

My Commission Expires: 7/29/06

KAY E. FARMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Subscribed and sworn before me, this 30th day of April, 2004.

Notary Public

My Commission Expires: 7/29/06

File #58968

KAY E. FARMER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.