File 12

BOOK 5984 PAGE 721

This Instrument Prepared By:
Metropolitan Federal
230 Fourth Ave North
Nashville, Tenn. 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $82,983.02

Pamela G. Bowman
Affiant

Subscribed and sworn to before me, this 20th day of December, 1982.

Heather [illegible]
Notary Public

My Commission Expires: 10-15-83

H 23648

IDENTIF. REFERENCE

DEC 30 10 11 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Address New Owners as Follows:
Metropolitan Federal Savings and
and Loan Association
230 Fourth Avenue, North
Nashville, TN 37219

Send Tax Bills To:
SAME

Map-Parcel Nos.
1-14-15-B

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 20th day of Dec., 1982, by and between Union Financial Corporation, SUBSTITUTE TRUSTEE, FIRST PARTY, and _____, SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust dated November 5, 1980, of record in Book 5674, page 451, Register's Office for Davidson County, Tennessee,

Michael C. Ballentine and wife, Allyson C. Ballentine conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Seventy-Three Thousand Eight Hundred and No/100 ($73,800.00) Dollars; to the order of Home Federal Savings and Loan Association of Nashville and;

WHEREAS, Metropolitan Federal Savings and Loan Association is the successor by merger to Home Federal Savings and Loan Association of Nashville and;

WHEREAS, Attorneys Title Company, Inc, Trustee, was unable to act as Trustee under said deed of trust and Union Financial Corporation was appointed Substitute Trustee by the owner and holder of said note, which is of record in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said promissory note and the holder thereof directed First Party to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said note and deed of trust; and

WHEREAS, pursuant to said notice, First Party did advertise said property for sale in accordance with the terms and provisions said note and deed of trust, notices of the time and place of said sale being published in Nashville Record on November 25, 1982, December 20, 1982, and December 9, 1982 and;

WHEREAS, the First Party caused the said property to be sold at the front of the Courthouse in Davidson County, Tennessee, on December 20, 1982 and;

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Eighty-Two Thousand Nine Hundred Eighty-Three and 02/100 ($ 82,983.02) DOLLARS, and said sum of said bid having been paid, the receipt therefor is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does by these presents transfer and convey unto Second Party, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 269 on the Plan of Rolling River Estates, Phase II, as of record in Book 5200, page 7, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael C. Ballentine and wife, Allyson C. Ballentine, by deed from Allen Earps and wife, Betty Frances Earps, of record in Book 5674, page 447, said Register's Office.

This property is located at 7424 Rolling River Parkway, Nashville, TN.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

AND, Union Financial Corporation, Substitute Trustee, do further covenant and bind its successors and representatives to warrant and defend the title to said land only as to such title coming through on by it to the said Second Party, its successors and assigns and not otherwise.

IN WITNESS WHEREOF, the First Party has hereunto set its signature this the day and date above written.

UNION FINANCIAL CORPORATION
Substitute Trustee

By: Bonnie Hershenhorn
Bonnie Hershenhorn

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, the within named Bonnie Hershenhorn, with whom I am personally acquainted and who upon his oath acknowledged ~~himself~~ herself to be the Assistant Secretary of Union Financial Corporation, with within named bargainor, a corporation, and that he as such Assistant Secretary, being authorized to do so executed the foregoing instrument for purposes therein contained by signing the name of the Corporation by the said Bonnie Hershenhorn, as such Assistant Secretary.

WITNESS my hand and official seal at Nashville, Tennessee, Tennessee, on this 20th day of December, 1982.

Heather Potts
Notary Public

My Commission Expires:
7-15-83

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____ the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19___.

My commission expires _____ Notary Public_____

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

RECEIVED OF _____

FOR _____ BOOK 5984 PAGE 725

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
			82983.02- CO	
			215.00 CO TX	
			.50 PRFEE	
			12.00 MDEED	
			CHECK	83208.30-
8205A	12/30/82	SAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 3 6 4 8

IDENTIF. REFERENCE

DEC 30 10 11 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 918384