R.E.O. #403

This Instrument Prepared By:
Elizabeth W. McDow
Metropolitan Federal Savings
and Loan Association
230 Fourth Avenue, North
Nashville, TN 37219

H 6 5 9 1 4

IDENTIF. REFERENCE

AUG 9 1 46 PM '83

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 61502.00 .

Pamela H. Bowman
Affiant

Subscribed and sworn to before me, this 2nd day of Aug., 1983.

Mary M. Murray
Notary Public

My Commission Expires:

10-19-86

NOTARY PUBLIC DAVIDSON CO. TENN.

BOOK 6112 PAGE 510

Address New Owners as Follows: Metropolitan Federal Savings & Loan Association
230 4th Ave. North
Nashville, Tenn. 37219

Send Tax Bills To: Same

Map-Parcel Nos.
Map 37 Par 63 ac
14D 48360

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 29th day of July, 1983, by and between Union Financial Corporation, SUBSTITUTE TRUSTEE, FIRST PARTY, and Metropolitan Federal Savings & Loan Association, SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust dated December 17, 1981, of record in Book 5832, Page 413, Register's Office for Davidson County, Tennessee, Hubert Earl Allen, III and wife, Margie Gunter Allen, conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of FIFTY-FOUR THOUSAND ($54,000.00) DOLLARS, payable to the order of Metropolitan Federal Savings and Loan Association; 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, First Party did advertise said property for sale in accordance with the terms and provisions of said note and deed of trust, notices of the time and place of said sale being published in The Nashville Record on July 7, 1983, July 14, 1983, and July 21, 1983; and

WHEREAS, the First Party caused the said property to be sold at the front door on the Courthouse in Davidson County, Tennessee, on July 29, 1983; and

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Sixty-one thousand Five Houndred two dollars & 00/100 ($61,502.00) DOLLARS, and said sum of said bid having been paid or credited, 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:

A tract of land in the 14th Civil District of Davidson County, Tennessee, and lying North of Little Marrowbone Creek Road, and being described according to a survey by Barry Greer & Associates, dated October 30, 1978, as follows:

Beginning at a point on the northerly margin of Little Marrowbone Creek Road, the same being the southwest corner of the property herein described and the southeast corner of the property vested in Minnie Finch, as evidenced by deed of record in Book 4585, Page 216, Register's Office for said County; thence along the easterly boundary line of the Minnie Finch property, North 12 deg. 45 min. West 1,090 feet to a point; thence North 77 deg. 15 min. East 200 feet to a point; thence South 12 deg. 45 min. East 1,090 feet to a point on the northerly margin of Little Marrowbone Creek Road; thence along the northerly margin of Little Marrowbone Creek Road; thence along the northerly margin of Little Marrowbone Creek Road South 77 deg. 15 min. West 200 Feet to the point of beginning, containing 5 acres, more or less.

Being part of the same property conveyed to Hubert Earl Allen III and wife, Margie Gunter Allen as to a one-half undivided interest by deed from Paul Thornton, of record in Book 5003, Page 340, said Register's Office, and a one-half undivided interest conveyed to Hubert Earl Allen III and wife, Margie Gunter Allen, by deed from Claire Ann Williams Kidd, of record in Book 5034, Page 432, said Register's Office, and being the same property described in the quitclaim deed of record in Book 5512, Page 307, said Register's Office.

This property is located at 4400 Little Marrowbone Creek Road, Joelton, Tennessee 37080.

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, does further covenant and bind its successors and assigns to warrant and defend the title to said land only as to such title coming by, through or under 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,
a Tennessee Corporation
Substitute Trustee

By: Barbara J Hershenhorn
Name: BARBARA J. HERSHENHORN
Title: ASSISTANT SECRETARY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Barbara J. Hershenhorn, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Assistant Secretary of the UNION FINANCIAL CORPORATION, a Tennessee corporation, the within named bargainor, a corporation, and the he/she as such Assistant Secretary, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Barbara J. Hershenhorn, as such Assistant Secretary.

WITNESS my hand and official seal at Nashville, Tennessee on this the 2nd day of August, 1983.

Shirley L. Johnson
Notary Public

JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires:

July 21, 1985

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6112 PAGE 513

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			61502.00- CO	
			159.90 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 169.40-	
8403A08/09/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H65914

IDENTIF. REFERENCE

AUG 9 1 46 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 969958