STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 150,000.00 .

Affiant

BOOK 6126 PAGE 423

Subscribed and sworn to before me, this 31st day of August, 1983.

Notary Public

My Commission expires: 4.10.87

This Instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Metropolitan Federal Savings and Loan Association 230 Fourth Avenue North Nashville, TN 37219	SAME	Tract A - Map 168/174 Parcel 9D 50930 Tract B - Map 168/70 Parcel 9D 50925

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 30th day of August, 1983, by and between UNION FINANCIAL CORPORATION, SUBSTITUTE TRUSTEE, FIRST PARTY, and METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust, dated May 29, 1980, of record in Book 5607, page 442, Register's Office for Davidson County, Tennessee, Alvin W. Terrell and wife, Gladys B. Terrell conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of One Hundred Seventy Five Thousand and no/100 ($175,000.00) Dollars; and,

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

WHEREAS, by deed dated August 10, 1982, of record at Book 5922, page 754, Register's Office for said County, Gladys B. Terrell, as surviving tenant by the entirety, conveyed said real property to Burnace Wilson Terrell; and

08/31 402.50- CHECK

3825

WHEREAS, the said Attorneys Title Company, Inc., Trustee, was unable to act as Trustee under said deed of trust and Thomas I. Holman was appointed Substitute Trustee by the owner and holder of said note by an instrument of record in Book 5918, page 927, Register's Office for said County; and

WHEREAS, Thomas I. Holman, was unable to act as Substitute Trustee under said deed of trust and Union Financial Corporation was appointed Substitute Trustee by the owner and holder of said note by an instrument of record in Book 6000, page 989, Register's Office for said County; 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 of said note and deed of trust, notices of the time and place of said sale being published in The Nashville Record on August 11, 1983, August 18, 1983 and August 25, 1983; and,

WHEREAS, First Party did cause said property to be offered for sale at the south door of the Court House in Davidson County, Tennessee, on Wednesday, August 31, 1983 at 12:00 o'clock noon, Second Party, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of One hundred fifty thousand and 00/100 ($150,000.00) 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 by these presents does transfer and convey unto Second Party, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

Two tracts of land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Barry Greer and Associates, dated October 10, 1978, as follows:

Tract A:
Beginning at the intersection of the south right-of-way of the Memphis-Bristol Highway and the east right-of-way of Old Harding Pike and proceeding as follows: In a easterly direction with a curve to the right having a radius of 1608.72 feet a distance of 470.00 feet to a point in said right-of-way; thence S 26 deg. 33 min. E a distance of 780.80 feet to a corner post in the boundary line of the property conveyed to Sally Morton King by deed of record in Book 4366, Page 565, R.O.D.C., Tennessee; thence with the line of King as generally marked by a wire fence N 82 deg. 27 min. 25 sec. W a distance of 393.30 feet to a corner post at the southeast corner of the South Harpeth Civic Club; thence with the line of said South Harpeth Civic Club N 05 deg. 56 min. 07 sec. E a distance of 212.94 feet to a corner post; thence N 81 deg. 21 min. 46 sec. W a distance of 361.311 feet to a point in said east right-of-way of Old Harding Pike; thence with said right-of-way N 07 deg. 27 min. E a distance of 87.56 feet to a beginning and containing 5.1 acres more or less.

Tract B:
Beginning at a point in the south right-of-way of the Memphis-Bristol Highway said point being the northwest corner of the Horace Sullivan Subdivision as of record in Book 5210, Page 18, R.O.D.C., Tennessee, and being 1271.77 feet easterly as measured along said right-of-way from its intersection with the east right-of-way of Old Harding Pike and proceeding as follows: Leaving said right-of-way of the Memphis Bristol Highway and with the boundary of said Horace Sullivan Subdivision S 01 deg. 56 min. 10 sec. E a distance of 270.00 ft. to a point; thence continuing with said Subdivision N 88 deg. 03 min. 50 sec. E a distance of 1013.82 ft. to a point in the West line of the property conveyed to Rupert W. Leslie as of record in Book 3929, Page 336, R.O.D.C., Tennessee; thence with said line of Leslie as generally marked by old wire fence S 10 deg. 25 min. 45 sec. E a distance of 596.18 ft. to a 30 inch Beech tree; thence continuing with Leslie S 12 deg. 35 min. 56 sec. W a distance of 455.66 ft. to an iron pipe set by a corner post and sassafras stump in the north line of the property conveyed to Sally Morton King by deed of record in Book 4366, Page 565, R.O.D.C., Tennessee; thence with the line of King as generally marked by a wire fence N 85 deg. 32 min. 34 sec. W a distance of 281.79 ft. to a point; thence N 85 deg. 15 min. 55 sec. W a distance of 511.25 ft. to a point; thence N 82 deg. 12 min. W a distance of 264.15 ft. to a point; thence N 76 deg. 25 min. 03 sec. W a distance of 254.85 ft. to a point; thence N 69 deg. 35 min. W a distance of 73.05 ft. to a point; thence S 88 deg. 41 min. W a distance of 75.90 ft. to a corner post; thence N 00 deg. 09 min. 29 sec. E a distance of 163.15 ft. to a corner post; thence N 26 deg. 33 min. W a distance of 780.80 ft. to a point in said south right-of-way of the Memphis-Bristol Highway; thence with said right-of-way in a easterly direction with a curve to the right having a radius of 1608.72 ft. a distance of 801.77 ft. to the beginning and containing 38.0 acres more or less.

Being the same property conveyed to Burnace Wilson Terrell by deed from Gladys B. Terrell of record in Book 5922, page 754, Register's Office for Davidson County, Tennessee.

This property is located at 7874 Highway 100, Nashville, Tennessee, 37221.

This conveyance is made subject to any and all easements, and restrictions that may affect the premises, unpaid taxes that may be a lien against said property, and rights of redemption of the Internal Revenue Service and the State of Tennessee.

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 itself, its successors and representatives, to warrant and defend the title to said land only as to such title coming through or by it to the said Second Party, its successors and assigns, against the lawful claims of all persons whomsoever.

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

UNION FINANCIAL CORPORATION
SUBSTITUTE TRUSTEE

By: Barbara J. Hershenhorn
BARBARA J. HERSHENHORN
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 oath acknowledged himself to be the Assistant Secretary of the UNION FINANCIAL CORPORATION, SUBSTITUTE TRUSTEE, the within named bargainor, a corporation, and that he as such Assistant Secretary, being authorized so to do 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, this 31st day of August, 1983.

Pamela G. Bowman
Notary Public

My Commission Expires:

1-18-87

H 7.0 5 7.5

IDENTIF. REFERENCE

AUG 31 12 56 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

RLS/A

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6126 PAGE 427

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
			150000.00- CO	
			390.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	402.50-
3825A	08/31/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.0 5 7.5

IDENTIF. REFERENCE

AUG 31 12 56 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 975228