OFFICIAL RECEIPT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,279.71.

Pamela G Bowman
Affiant

BOOK 6140 PAGE 961

Subscribed and sworn to before me, this 7th day of September, 1983.

Heather Potts
Notary Public

My Commission expires: 10-15-83

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	Map 102-4/96 Parcel 8DA 43200

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 7th day of September, 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 June 28, 1981, of record in Book 5776, page 130, and re-recorded in book 5786, page 555, Register's Office for Davidson County, Tennessee, Donald W. Terrell, Inc., 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 Fifty Thousand and no/100 ($50,000.00) 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 759, Register's Office for said County, Donald W. Terrell, Inc., conveyed said real property to Burnace Wilson Terrell; and

09/21 #66.28 - CHECK
8857

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 5910, page 310, 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 6107, page 528, 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 18, 1983, August 25, 1983 and September 1, 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, September 7, 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 SIXTY THOUSAND TWO HUNDRED SEVENTY NINE AND 71/100 ($60,279.71) 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:

TRACT I:
Land in the Eighth Civil District of Davidson County, Tennessee, described according to a survey by R. L. Montoya Surveying, dated September 12, 1980, as follows:

Beginning at a concrete monument on the north margin of Old Hickory Boulevard, said point being the northwest corner of Wiggins Plaza property as of record in Deed Book 4860, page 81, Register's Office for said County, thence; along said north margin with a curve to the left (Radius 769.23 feet) a distance of 73.83 feet to an iron pin, said point being the intersection of Old Hickory Boulevard and Premier Drive; thence, with said Premier Drive North 37 deg. 47 min. 56 sec. East, intersecting an iron pin at 11.98 feet and continuing along the south line of Metropolitan Government of Nashville property as of record in Deed Book 5414, page 61, Register's Office for Davidson County, Tennessee a total distance of 234.33 feet to an iron pin located in the east margin of Premier Drive; thence, with said margin North 49 deg. 32 min. 56 sec. East 242.04 feet to an iron pin; said point being the corner of Sequoia Village Apartments property as of record in Deed Book 5611, page 47, said Register's Office; thence leaving said south margin along the

south line of Sequoia Village Apartments South 40 deg. 27 min. 04 sec. East 128.94 feet to an iron pin in the north line of the Wiggins property; thence with said north line South 51 deg. 32 min. 56 sec. West 438.60 feet to the point of beginning, containing 1.72 acres, more or less.

Being the same property conveyed to Burnace Wilson Terrell by deed from Donald W. Terrell, Inc., of record in Book 5922, page 759, Register's Office for said County.

This property is located at Old Hickory Boulevard and Premier Drive, Nashville, Davidson County, Tennessee.

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.

H 7.4801

TAX IDENTIF. REFERENCE

Sep 21 8 53 AM '83

FELIX Z. WILLIAMS JR. REGISTER
DAVIDSON COUNTY, TN

UNION FINANCIAL CORPORATION
SUBSTITUTE TRUSTEE

By: Barbara J. Hershenhorn

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 7th day of September, 1983.

Shirley L. Johnson
Notary Public

SHIRLEY L. JOHNSON NOTARY PUBLIC DAVIDSON CO. TENN.

My Commission Expires:

July 21, 1985

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6140 PAGE 964

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

60279.71- CO
156.78 CO TX
.50 PRFEE
9.00 WDEED
CHECK 166.28-
8857A09/21/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.4 8 0 1

IDENTIF. REFERENCE

SEP 21 8 53 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 980106