72-13
268

This Instrument Prepared By:

Elizabeth W. McDow
Metropolitan Federal Savings
and Loan Association
230 Fourth Avenue, North
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $17,862.30.

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Elizabeth W McDow
Affiant

Subscribed and sworn to before me, this 2nd day of April, 1984.

Marjorie A. Ray
Notary Public

My Commission Expires:
11-1-87.

I 14052

IDENTIF. REFERENCE

APR 5 2 03 PM '84

REGISTER
DAVIDSON CO., TN

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 30th day of March, 19 84, 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 July 18, 1978, of record in Book 5314, page 88, Register's Office for Davidson County, Tennessee, Cabrina M. Dieters, unmarried, conveyed to Attorney's Title Company, Inc., Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Sixteen Thousand Five Hundred and No/100 ($16,500.00) Dollars; payable to the order of Home Federal Savings and Loan Association; and

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

Address New Owners As Follows:
Metropolitan Federal S&LA
230 4th Avenue North
Nashville, TN 37219

Send Tax Bills To:
Same

Map-Parcel Nos.
Parcel 27W 26190

WHEREAS, Attorney's 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 said appointment 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 in said note and deed of trust, notices of the time and place of said sale being published in the Nashville Record on March 8, 1984, March 15, 1984, and March 22, 1984; and

WHEREAS, the First Party appeared and caused the said property to be sold at the front door of the Courthouse in Davidson County, Tennessee, on March 30, 1984; and

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Seventeen Thousand Eight Hundred Sixty Two &30/100 ($17,862.30) 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:

> Land in Davidson County, Tennessee, being Lot No. 53 of Block B on the Revised Subdivision Plat of a part of L. M. Ezell's 12.11 acre tract on the Talbot Land, as of record in Book 1130, page 5, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Cabrina M. Dieters, unmarried, by deed from Charles A. Alverson and wife, Edith B. Alverson, by deed of record in Book 5314, page 86, said Register's Office.
>
> This property is located at 924 West Avenue, Nashville, Tennessee, 37206.

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: Elizabeth W McDow
Elizabeth W. McDow
Assistant Secretary

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Elizabeth W. McDow, with whom I am personally acquainted and who, upon oath, acknowledged herself to be the Assistant Secretary of Union Financial Corporation, the within name bargainor, a corporation, and that she as such Assistant Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by herself as Assistant Secretary.

WITNESS my hand and seal at office in Nashville, Tennessee, this 3rd day of April, 19 84.

Marjorie C. Ray
Notary Public

My Commission Expires:
Dec. 1, 1987

3745 04/05 55.04-

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			17862.30- CAMT.	
			46.54 CSTAX	
			.50 PRFEE	
			5.00 WDEED	
			CHECK	56.04-
6745A04/06/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I I: 40 52

IDENTIF. REFERENCE

APR 6 2 03 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26559