Map 105-9
Par. 86

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 $33,700.00 _____.

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Affiant

Subscribed and sworn to before me, this 22nd day of MAY _____, 1984.

Notary Public

My Commission Expires

HEATHER PATTS NOTARY PUBLIC DAVIDSON COUNTY, TN

12374.2

T
IDENTIF. REFERENCE

MAY 22 12 28 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Address New Owners As Follows:
Nancy I. Smith
1406 Caldwell Ave.
Nashville, TN 37212

Send Tax Bills To:
Same

Map-Parcel Nos.
22W06355

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 18th day of May, 19 84, by and between Union Financial Corporation, SUBSTITUTE TRUSTEE, FIRST PARTY, and Nancy I. Smith, unmarried

_____, SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust dated September 10, 1974, of record in Book 4851, page 184, Register's Office for Davidson County, Tennessee, Jared L. Kent and wife, Helen Woods Kent, conveyed to T. I. Holman, Jr., Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Sixteen Thousand Three Hundred Fifty and NO/100 ($16,350.00) Dollars; payable to the order of First Federal Savings and Loan Association of Nashville; and

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

WHEREAS, T. I. Holman, Jr., Trustee, was unable to act as Trustee under said deed of trust and Union Financial Corporation was appointed Substitute Trustee by the owner and hold 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 said note and deed of trust, notices of the time and place of said sale being published in the Nashville Record on April 26, 1984, May 3, 1984, and May 10, 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 May 18, 1984; and

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Thirty Three Thousand Seven Hundred and 0/100 ($ 33,700.00) 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:

> Land in Davidson County, Tennessee, being Lot No. 23 on the Map of D. B. Blakemore's Subdivision of Lawrence Lawn, as of record in Book 161, page 165, Register's Office, for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jared L. Kent and wife, Helen Woods Kent by deed from Mattie K. Leach, unmarried, of record in Book 4851, page 182, Register's Office for said County.

This property is located at 1406 Caldwell Avenue, Nashville, Tennessee, 37212.

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.

This conveyance is made subject to liens for real property taxes, applicable restrictions, easements, and liens for labor performed and materials furnished within the statutory period.

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
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 23rd day of May, 19 84.

Heather Potts
Notary Public

My Commission Expires:
1/20/87

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

33700.00- CAMT.
87.62 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 97.12-
B526A05/22/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 3 7 4 2

IDENTIF. REFERENCE

MAY 22 12 28 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0037995