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)

6301 PAGE 104

The actual consideration or value, whichever is greater, for this transfer is $60,940.39 _____.

Elizabeth W. McDow
Affiant

Subscribed and sworn to before me, this 18th day of May _____, 1984.

Barbara A. Ray
Notary Public

My Commission Expires: Dec. 1, 1987.

Please Return To:

Metropolitan Federal
P.O. Box 110250
Nashville, TN 37211

Attn: Randy Frey

Address New Owners As Follows: Send Tax Bills To: Map-Parcel Nos.
Metropolitan Federal S&LA Same 4D 67679
230 4th Ave. North
Nashville, TN 37219

75-11-51 JS

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 Metropolitan Federal Savings and Loan Association, SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust dated July 24, 1981, of record in Book 5775, page 38, Register's Office for Davidson County, Tennessee, Pamela K. Sands, 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 Fifty-Six Thousand Five Hundred and NO/100 ($56,500.00) Dollars; payable to the order of Metropolitan Federal Savings and Loan Association; and

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 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 Sixty Thousand Nine Hundred Forty and 39/100 ($ 60,940.39) 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. 411 on the Plan of Highlands of Tulip Grove, Section 3, as of record in Book 4675, page 140, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Pamela K. Sands, unmarried, by deed from J & R Builders, a Partnership, of record in Book 5775, page 35, Register's Office for Davidson County, Tennessee.

This property is located at 632 Mercer Drive, Hermitage, 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 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.

BOOK 6304 PAGE 106

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 14th day of May, 19 84.

Barbara C. Lay
Notary Public

My Commission Expires:
July 1, 1986

I 2 5 7 5 9

IDENTIF. REFERENCE

MAY 31 3 26 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6304 PAGE 107

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

60940.39- CONT.
158.34 CSTAX
.50 PRFEE
9.00 MDEED
CHECK 167.34-
10059805/31/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12579

IDENTIF. REFERENCE

MAY 31 3 26 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0040412