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 $ 38,040.50 .

Elizabeth W. McDow
Affiant

Subscribed and sworn to before me, this 22 day of August, 1984.

Marjorie C. Cash
Notary Public

My Commission Expires: Sept. 1, 1987

I 45877

IDENTIFICATION REFERENCE

AUG 28 1 45 PM '84

REGISTER DAVIDSON COUNTY, TN

Address New Owners as Follows:
Metropolitan Federal Savings
and Loan Association
230 Fourth Avenue North
Nashville, Tennessee 37219

Send Tax Bills to:
Same

Map-Parcel Nos.
156-10-4 9D 49475
156-10-21 9D 56395
156-10-11 Js 9D 56360

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 17th day of August, 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 February 22, 1977, of record in Book 5117, page 696, Register's Office for Davidson County, Tennessee, and of record in Book 279, page 664, Register's Office for Williamson County, Alvin W. Terrell and Sons, Inc. conveyed to Charles Nelson, Jr., Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of ONE HUNDRED THIRTY FIVE THOUSAND ($ 135,000.00) Dollars; payable to the order of Home Federal Savings and Loan Association of Nashville and;

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

WHEREAS, Charles Nelson, 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 holder of said note, said appointment being of record in the Register's Office for Williamson and 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 July 26, 1984, August 2, 1984, and August 9, 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 August 17, 1984 and;

WHEREAS, the Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Thirty Eight Thousand Forty and 50/100---------- ($ 38,040.50 ) 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 Williamson and Davidson County, Tennessee:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 4 of Harpeth River Estates, Section I, as of record in Book 4460, page 188, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Alvin W.Terrell and Sons, Inc., by deed from R. E. Potter, Inc., of record in Book 5117, page 694, Register's Office for said County.

TRACT II:
Land in Davidson County, Tennessee, being Lot No.33 of Harpeth River Estates, Section I, as of record in Book 4460, page 188, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alvin W. Terrell & Sons, Inc., by Decree of record in Book 6227, page 918, said Register's Office.

TRACT III:
Land in Davidson County, Tennessee, and partially in Williamson County, Tennessee, being Lot no. 23, Harpeth River Estates, Section I, as of record in Book 4460, page 188, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alvin Terrell & Sons, Inc., by Decree of record in Book 6227, page 921, Register's Office for Davidson County, Tennessee.

This property is located at Lots 4,23 and 33, Harpeth River Estates, Section I, Davidson and Williamson County, 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 convenant 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.

This conveyance is subject to any and all taxes that may be a lien against the property, restrictive covenants, easements, and set-back lines.

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

BOOK 6368 PAGE 671

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 22nd day of August, 1984.

Margaret C. Ray
Notary Public

MARJORIE C. RAY NOTARY PUBLIC

My Commission Expires:
Feb. 1, 1987

# OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6368 PAGE 672

FOR _____

| | | |
|---|---|---|
| CO -CONVEYANCE | CC -CERTIFIED COPY | MISC -MISCELLANEOUS |
| MO -MORTGAGE | REL -RELEASE | COTX -STATE TAX CONVEY |
| WD -WARRANTY DEED | UCC -UNIFORM COMMERCIAL CODE | MOTX -STATE TAX MORT |
| TD -TRUST DEED | | PRFEE -PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 38040.50- CAMT. | |
| | | | 98.80 CSTAX | |
| | | | .50 PRFEE | |
| | | | 12.00 WDEED | |
| | | | CHECK | 111.30- |
| | | | 5723A08/28/84 DAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 45877

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IDENTIF. REFERENCE

AUG 28 1 45 PM '84

REGISTER OF DAVIDSON COUNTY, TN

No. 0064396