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 $15,539.51.

Elizabeth McDow
AFFIANT

J 1 5 3 8 7

IDENTIF. T REFERENCE

JUN 24 11 10 AM 1985

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this the 14th day of June, 1985.

Mary W. Parker
NOTARY PUBLIC

My Commission Expires: 1/18/89

ADDRESS NEW OWNER:
Metropolitan Federal Savings and Loan Association
230 Fourth Avenue North
Nashville, TN 37219

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.:
12W 6569

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 14th day of June, 19 85 by and between Union Financial Corporation, Substitute Trustee, hereinafter referred to as the "FIRST PARTY," and Metropolitan Federal Savings and Loan Association, hereinafter referred to as the "SECOND PARTY,"

W I T N E S S E T H :

WHEREAS, by a Deed of Trust dated November 14, 1980, of record in Book 5678, page 954, Register's Office for Davidson County, Tennessee, Leslie Hunter and wife, Betty R. Hunter conveyed to Charles Nelson,Jr., Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Fifteen Thousand and No/100 Dollars ($15,000.00), payable to the order of Home Federal Savings and Loan Association of Nashville; and,

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

WHEREAS, Charles Nelson, Jr. 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, which 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 of said note and Deed of Trust, notices of the time and place of said sale being published in the Nashville Record on May 23, 30 and June 6, 1985; and

WHEREAS, FIRST PARTY appeared at the time and place stated and caused the said property to be sold at the front door of the Courthouse in Davidson County, Tennessee, on June 14, 1985; and,

WHEREAS, SECOND PARTY, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Fifteen Thousand Five Hundred Thirty Nine and 51/100--------- Dollars ($15,539.51), and said sum of said bid having been paid or credited, the receipt thereof 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 part of Lot No. 7 on the Plan of Clifton as of record in Book 21, page 35, Register's Office for said County, called Lot 5 in the Subdivision of the land of Mrs. Mary Harwell, plan not of record, and described as follows:

Beginning on the westerly margin of 40th Avenue, North, formerly Clifton Avenue, at a point 200 feet northerly

from the northerly margin of Correy (now Delaware) Street, being the corner of Lots 4 and 5; thence with the westerly margin of 40th Avenue, North, northerly 50 feet to the corner of Lots 5 and 6; thence westerly with the line between said two lots, 200 feet to the easterly margin of an alley; thence with the margin of said alley, southerly 50 feet to the corner of Lots Nos. 4 and 5; thence easterly with the line between said lots, 200 feet to the beginning.

Being the same property conveyed to Daisy Hunter by deed from Novella Fletcher of record in Book 936, page 244, said Register's Office, the said Daisy Hunter having since died. By her will of record in Will Book 103, page 664, Probate Court Clerk's Office for Davidson County, Tennessee, said property was devised to the children of Andrew Ewing Hunter and Martha Jane Hunter subject to a life estate in Andrew Ewing Hunter and Martha Jane Hunter, both of whom are since deceased. The children of Andrew Ewing Hunter and Martha Jane Hunter are Leslie Hunter, Patricia Wright and Wilma Rucker and by deed of record in Book 5480, page 344, said Register's Office, all interest in subject property was conveyed to Leslie Hunter.

This property is located at 609 40th Avenue, North, Nashville, Tennessee 37209.

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, 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 the State and County aforesaid, personally appeared Elizabeth W. McDow, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be Assistant Secretary of Union Financial Corporation, the bargainor, a corporation, and that she as such Assistant Secretary executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Elizabeth W. McDow as such Assistant Secretary.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 14th day of June, 1985.

Mary W. Parks
NOTARY PUBLIC

My Commission Expires: 1-10-89

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6589 PAGE 676

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			15539.51- CAMT.	
			40.30 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	52.80-
			1080A06/24/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

115387

T.
IDENTIF. REFERENCE

JUN 24 11 10 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 147445