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 $ 39,867.20

Elizabeth J McDow
AFFIANT

Subscribed and sworn to before me, this the 5th day of July, 1985

Mary W. Parks
NOTARY PUBLIC

My Commission Expires: 1-4-1989

ADDRESS NEW OWNER:
Metropolitan Federal Savings
and Loan Association
230 4th Avenue North
Nashville, TN 37219

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.:
147-2-B Par 37.1
Parcel No.
6DU81036

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 5th day of July, 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 December 1, 1983, of record in Book 6205, page 86, Register's Office for Davidson County, Tennessee, Betty G. Seidner, unmarried, conveyed to Stephen C. Baker, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Thirty Seven Thousand Nine Hundred and no/100 ($37,900.00) Dollars, payable to the order of Town & Country Properties, Inc.; and,

WHEREAS, Town & Country Properties, Inc. sold and endorsed said note to Metropolitan Federal Savings and Loan Association, the current owner and holder of said note; and

WHEREAS, Stephen C. Baker, 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, which 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 of said note and Deed of Trust, notices of the time and place of said sale being published in the Nashville Record on June 13, 20 and 27, 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 July 5, 1985; and,

WHEREAS, SECOND PARTY, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Thirty Nine Thousand Eight Hundred Sixty Seven and 20/100 Dollars ($39,867.20), 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 Unit B-117, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said

Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Betty G. Seidner by deed from Town & Country Properties, Inc., of record in Book 6205, page 82, Register's Office for said County.

This property is located at 550 Harding Place, Caldwell Court, Unit B-117, Nashville, Tennessee 37211.

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 5th day of July, 1985.

Mary W. Parks
NOTARY PUBLIC

My Commission Expires: 1-10-89

MARY W. PARKS NOTARY PUBLIC DAVIDSON COUNTY

J 2 0 7 2 5

IDENTIF. REFERENCE

JUL 15 1 52 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6606 PAGE 310

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
			39867.20- MAIT.	
			VD 39867.20 MAIT.	
			39867.20- CAIT.	
			103.74 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 116.24-	
			7737A07/15/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 0 7 2 5

IDENTIF. REFERENCE

JUL 15 1 52 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153940