This Instrument Prepared By:

Elizabeth M. Wilson
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 $ 47,813.05

Elizabeth M Wilson
AFFIANT

Subscribed and sworn to before me, this the 9th day of May, 1986

Wilma Sue Hudgins
NOTARY PUBLIC

My Commission Expires: 6-26-87

0372

IDENTIFICATION

MAY 23 8 48 AM '86

REGISTER
DAVIDSON COUNTY

ADDRESS NEW OWNER: Metropolitan Federal Savings And Loan Association

SEND TAX BILLS TO: 230 Fourth Avenue, North Nashville, TN 37219

MAP-PARCEL NO.:
Map No. 083-08-0-102
Parcel No. 15DA39266

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 9th day of May, 1986 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 May 5, 1983, of record in Book 6055, page 576, Register's Office for Davidson County, Tennessee, Clarence W. Phillips and wife, Faith P. Phillips conveyed to Glenn L. Lawrence, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Seven Thousand Eight Hundred Twenty-Three and 11/100 Dollars ($7,823.11), payable to the order of Metropolitan Federal Savings and Loan Association; and

WHEREAS, Glenn L. Lawrence, 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 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 April 17, April 24, and May 1, 1986 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 9, 1986; and

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Forty-Seven Thousand Eight Hundred Thirteen and 05/100 ($47,813.05) 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 lying and being in Davidson County, Tennessee, being Lot No. 62 on the Plan of Rosewood Heights, Section II, of record in Book 2133, page 57, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Clarence W. Phillips and wife, Faith P. Phillips by deed from Albert Wayne Caviness and wife, Linda P. Caviness of record in Book 5541, page 965, Register's Office for said County.

This property is located at 1005 Preston Drive, Nashville, 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.

This conveyance subject to that certain Deed of Trust dated September 7, 1978, of record in Book 5335, page 873, said Register's Office and any and all taxes that may be a lien against said property, restrictive covenants, easements, and set-back lines.

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 M. Wilson
Elizabeth M. Wilson
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 M. Wilson, 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 9th day of May, 19 86.

Wilma Sue Hardgrove
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

6-26-89

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6865 PAGE 914

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
			47813.05- CAMT.	
			124.28 CSTAX	
			.50 PRFEE-	
			9.00 WDEED	
			CHECK	132.78-
7545A05/23/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 3 7 6 2 2.

IDENTIFICATION REFERENCE

MAY 23 8 48 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 251290