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 $ 35,229.67

Elizabeth M. Wilson
AFFIANT

Subscribed and sworn to before me, this the 23rd day of May, 1986

Wilma Sue Hodges
NOTARY PUBLIC

My Commission Expires: 6-26-87

ADDRESS NEW OWNER:
Metropolitan Federal Savings & Loan Assoc.
230 4th Avenue, North
Nashville, Tennessee 37219

SEND TAX BILLS TO:
SAME

MAP-PARCEL NO.:
Map 133-15-0-A-01500 CO

Parcel No. 6DU27699

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 23rd day of May, 19 86 by and between Union Financial Corporation, Substitute Trustee, hereinafter referred to as the "FIRST PARTY," and Metropolitan Federal Savings & Loan Association hereinafter referred to as the "SECOND PARTY,"

FELIX Z. WILSON JT REGISTER DAVIDSON COUNTY, TN
JUN 3 9 31 AM '86
IDENTIFICATION REFERENCE
-0 6 5 8 8

W I T N E S S E T H :

WHEREAS, by a Deed of Trust dated August 1, 1983, of record in Book 6129, page 241, Register's Office for Davidson County, Tennessee, Joe M. Phelps and wife, Juanita Phelps conveyed to Stephen C. Baker, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Thirty-Six Thousand Five Hundred Thirty-One and No/100 Dollars ($36,531.00), payable to the order of Pagoda Associates, a joint venture; and,

WHEREAS, Pagoda Associates sold and endorsed said promissory note to Metropolitan Federsal Savings and Loan Association, the current owner and holder of the 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 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 1, 8, and 15, 1986; 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 May 23, 1986; and,

WHEREAS, SECOND PARTY, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Thirty Five Thousand Two Hundred Twenty Nine and 67/100 Dollars----------($35,229.67), 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 D-1 of Pagoda Condominium 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 6111, page 22, 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 Pagoda Condominium set forth in Exibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Joe M. Phelps and Wife, Juanita Phelps by deed from Pagoda Associates, a joint venture, of record in Book 6129, page 237, Register's Office for said County.

This property is located at 320 Welch Road, Pagoda Condominiums Unit D-1, Nashville, TN 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.

This conveyance subject to instruments of record in Book 5610, pages 665 and 677, which have been insured over by Ticor Title policy No. 263505-B 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, 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 the State and County aforesaid, personally appeared Elizabeth M. Wilson, 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 M. Wilson as such Assistant Secretary.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 23rd day of May, 1986.

Wilma Sue Hudgins
NOTARY PUBLIC

My Commission Expires: 6-26-89

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6875 PAGE 48

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
			35229.67- CAMT.	
			91.52 CSTAX	
			.50 PRFEE	
			9.00 MDEED	
			CHECK 101.02-	
0765A06/03/86			BAL .07	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 6 5 8 8

IDENTIFICATION REFERENCE

JUN 3 9 31 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 254440