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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 $ 23,156.41

Elizabeth M. Wilson
AFFIANT

Subscribed and sworn to before me, this the 9th day of January, 1987

Catherine M. Wood
NOTARY PUBLIC

My Commission Expires: 5-13-90

90694

IDENTIFICATION REFERENCE

FEB 5 9 16 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Mail

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

SEND TAX BILLS TO: SAME

MAP-PARCEL NO'S:
43-13-A-003 CO
11D-65102

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 9th day of January, 1987 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 January 24, 1979, of record in Book 5389, page 239, Register's Office for Davidson County, Tennessee, William C. Freeman, an unmarried person, conveyed to William N. Dearborn, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Sixteen Thousand Eight Hundred Seventy-Five and 00/100 Dollars ($16,875.00), payable to the order of Central Tennessee Investment Company, Inc.; and

WHEREAS, by a deed of trust dated January 24, 1979, of record in Book 5389, page 242, Register's Office for Davidson County, Tennessee, William C. Freeman, an unmarried person,

conveyed to Stephen C. Freeman, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Five Thousand Six Hundred Twenty-Five and No/100 ($5,625.00) Dollars; payable to the order of Central Tennessee Investment, Inc.; and

WHEREAS, said deeds of trust were consolidated by a Consolidation and Modification Agreement, dated February 24, 1980, of record in Book 5749, page 125, said Register's Office; and

WHEREAS, William C. Freeman subsequently conveyed said real property to David B. Prater and said indebtedness was assumed by the said David B. Prater; and

WHEREAS, Central Tennessee Investment Company, Inc. endorsed and sold said promissory notes to Metropolitan Federal Savings and Loan Association, the current owner and holder of said notes; and

WHEREAS, William N. Dearborn and Stephen C. Baker, Trustees, were unable to act as Trustees under said deeds of trust and Union Financial Corporation was appointed Substitute Trustee by the owner and holder of said note and said appointment is of record in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said promissory notes 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 notes and deeds of trust; and

WHEREAS, First Party did advertise said property for sale in accordance with the terms and provisions of said notes and Deeds of Trust, notices of the time and place of said sale being published in the Nashville Record on December 18 and 25, 1986, and January 1, 1987 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 January 9, 1987 and;

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Twenty Three Thousand One Hundred Fifty Six Dollars and 41/100 Dollars ($23,156.41) 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 in Davidson County, Tennessee, being Unit No. 1-3, in the Robin Hood Condominium, as shown on the Plat of Robin Hood Condominium Apartments, as of record in Book 5200, page 124, Register's Office for said County, to which plan reference is hereby made for a more complete description of said unit, together with the undivided interest in the common elements of Robin Hood Condominium appurtenant to said Unit as defined in the Master Deed for Robin Hood Condominiums, of record in Book 5388, page 524, said Register's Office, and the Supplemental Master Deed for Robin Hood Condominiums of record in Book 6569, page 149, said Register's Office.

Being the same property conveyed to David B. Prater, by deed from William C. Freeman, Trustee for the Talley Family Trust, of record in Book 6127, page 136, Register's Office for said County.

This property is located at Unit 1-3, Robin Hood Condominiums, Madison, TN 37115

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, 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 12th day of January, 19 87.

Catherine M. Wood
Notary Public

My Commission Expires:

May 13, 1990

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

RECEIVED OF _____

FOR _____

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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
			23150.41- CAMT.	
			64.96 CSTAX	
			.50 PRFEE	
			12.00 MORTD	
			CHECK	77.46-
			6903A02/05/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90694

IDENTIFICATION REFERENCE

FEB 5 9 16 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 42421