This instrument Prepared by:

Elizabeth M. Wilson
Metropolitan Federal Savings
and Loan Association
230 Fourth Avenue, North
Nashville, TN 37219.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $112,819.42.

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 29 day of July, 1987.

Notary Public

My Commission Expires: 7-11-90

Address New Owners As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Metropolitan Federal	Metropolitan Federal	Map 104-06-0-K
230 Fourth Avenue North	230 Fourth Avenue North	106.00CO
Nashville, TN 37219	Nashville, TN 37219	Parcel 26W09859

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 29 day of July, 1987, by and between Union Financial Corporation, SUBSTITUTE TRUSTEE, FIRST PARTY, and Metropolitan Federal Savings and Loan Association, SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust dated January 7, 1986, of record in Book 6758, page 126, Register's Office for Davidson County, Tennessee, First Corporation, Inc. conveyed to Attorney's Title Company, Inc., Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of One Hundred Five Thousand and No/100 ($105,000.00) Dollars; payable to the order of Metropolitan Federal Savings and Loan Association; and

WHEREAS, Attorneys Title Co., Inc., 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 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 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 said note and deed of trust, notices of the time and place of said sale being published in the Nashville Record on July 9, 1987, July 16, 1987, and July 23, 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 July 29, 1987 and;

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of One Hundred Twelve Thousand Eight Hundred Nineteen and 42/100 ($ 112,819.42) 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. 106, on the Plan of St. Charles Place Condominium, of record in Book 6452, pages 910-916, Register's Office for said County together with an undivided interest in the common elements of St. Charles Place Condominium Association, all as described in Book 6438, page 595, as re-recorded in Book 6452, page 864, and as amended in Book 6486, page 833, and further amended in Book 6539, page 893, Register's Office for said County.
>
> Being the same property conveyed to First Corporation, Inc., by deed from S&L Associates, a Tennessee partnership, of record in Book 6518, page 523, Register's Office for Davidson County, Tennessee.
>
> This property is located at 106 St. Charles Place, Nashville, Tennessee 37212.

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 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 oath, acknowledged herself to be the Assistant Secretary of the Union Financial Corporation, the within named 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 29 day of July, 1987.

Notary Public

My Commission Expires:
6-26-89

53689

IDENTIFICATION REFERENCE

AUG 7 9 39 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7319 PAGE 576

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

112813.44 CONT.
315.84 CO TAX
.50 PREE
9.00 MORT
CHECK 325.34-
9062A08/0776/ BA .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53689

IDENTIFICATION REFERENCE

Aug 7 9 40 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 03035