BOOK 7343 PAGE 796

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 $24,298.00.

Affiant

Subscribed and sworn to before me, this 21st day of August, 1987.

Notary Public

My Commission Expires: 3-11-90

Address New Owners As Follows: Send Tax Bills To: Map-Parcel Nos.
Metropolitan Federal Savings and Loan Same 133-16-O-A-106.00-CO
230 4th Avenue, North 5 DU 76727
Nashville, TN 37219

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 21st day of August, 1987, by and between Union Financial Corporation, SUBSTITUTE TRUSTEE, FIRST PARTY, and Metropolitan Federal Savings and Loan, SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust dated February 13, 1985, of record in Book 6513, page 120, Register's Office for Davidson County, Tennessee, Eljay Properties, a partnership composed of James R. Hillin, Nancy T. Hillin and Lisa Kay Hillin conveyed to Stephen C. Baker, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Thirty-Two Thousand Five Hundred Fifty and 00/100 ($32.550.00) Dollars; payable to the order of Barcelona Associates, a joint venture; and

WHEREAS, Eljay Properties subsequently conveyed said real property to Cassie A. Hopson, who assumed said indebtedness; and

WHEREAS, Barcelona Associates sold and endorsed said promissory note to Metropolitan Federal Savings and Loan Association, the current holder and owner 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 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 30, August 6, and August 13, 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 August 21, 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-Four Thousand Two Hundred Ninety-Eight and 08/100 ($ 24,298.08) 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. H-11 of Barcelona Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, as established by a Master Deed, of record in Book 6400, page 801, 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 Barcelona Condominium, of record in Book 6400, page 839, said Register's Office, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Cassie A. Hopson by deed from James R. Hillin and wife, Nancy T. Hillin, and Lisa Kay Hillin-Held and husband, Randall E. Held,

being the sole partners of Eljay Properties, of record in Book 7059, page 501, Register's Office for said County; the said Cassie A. Hopson having since died.

This property is located at 270 Tampa Drive, Barcelona H-11, 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 is subject to instruments of record in Book 4453, page 637; Book 4683, page 96; and Book 4453, page 654, said register's office which have been insured over by Ticor title policy G. No. 265698-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, 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
Assistant Secretary

6218.3

IDENTIFICATION REFERENCE

SEP 3 9 20 AM '87

DAVIDSON COUNTY, TN

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 21st day of August, 1987.

_____
Notary Public

My Commission Expires: 3-11-90

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			24298.00-	CAMT.
			68.04	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	77.54-
9019A09/03/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 2 1 : 8. 3

IDENTIFICATION REFERENCE

SEP 3 9 20 AM '87

DAVIDSON COUNTY, TN

No. 12776