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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 #24,612.00.

Elizabeth M. Wilson
Affiant

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

Virginia E. Trigg
Notary Public

My Commission Expires: 3-11-90

6218.5

IDENTIFICATION REFERENCE

SEP 21 AM 1987

DAVIDSON COUNTY, TN

Address New Owners As Follows: Send Tax Bills To: Map-Parcel Nos.
Metropolitan Federal Savings and Loan — Same — 133-15-A-32.00 CO
230 4th Avenue, North — 6DU27716
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 Association, SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust dated August 1, 1983, of record in Book 6111, page 275, Register's Office for Davidson County, Tennessee, Joe T. Prasifka and wife, Ada B. Prasifka conveyed to Stephen C. Baker, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Thirty-Three Thousand One Hundred Sixty-Five and 00/100 ($33,165.00) Dollars; payable to the order of Pagoda Associates, a joint venture; and

WHEREAS, Pagoda Associates sold and endorsed said promissory note to Metropolitan Federal 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 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 Six Hundred Twelve and 00/100 ($ 24,612.00) 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 F-4 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 Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Joe T. Prasifka and wife, Ada B. Prasifka, by deed from Pagoda Associates, a joint venture, of record in Book 6111, page 271, Register's Office for Davidson County, Tennessee.
>
> This property is located at 320 Welch Road, Pagoda Unit F-4, 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 5610, pages 665 and 677, said Register's Office, which have been insured over by Ticor title policy G. No. 263522-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
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 21st day of August, 1987.

Virginia E. [illegible]
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		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
			24612.00-	CAMT.	
			68.88	CSTAX	
			.50	PRFEE	
			9.00	WDEED	
				CHECK	78.38-
9021A09/03/87				BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 2 1 8 5

IDENTIFICATION REFERENCE

SEP 3 9 22 AM '87

DAVIDSON COUNTY, TN

No. 12778