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 $47,138.84.

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 9th day of October, 1987.

Karen C. Rogers
Notary Public

My Commission Expires: 9-28-91

Address New Owners As Follows:
Metropolitan Federal
230 4th Avenue North
Nashville, TN 37219

Send Tax Bills To:
Same

Map-Parcel Nos.
Map 117-13-B103
and 104
Parcel 7DA
91454 and
91455

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 9th day of October, 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 October 1, 1986, of record in Book 7006, page 555, Register's Office for Davidson County, Tennessee, Ross L. Peebles and wife, Ann E. Peebles d/b/a Ross Peebles Construction Co. conveyed to Glenn L. Lawrence, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Forty-Seven Thousand and 00/100 ($47,000.00) Dollars payable to the order of Metropolitan Federal Savings and Loan Association; and

WHEREAS, Glenn L. Lawrence, 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 Book 7352, page 724 and as amended in Book 7367, page 514, 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 September 17, 24, and October 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 October 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 One hundred seven thousand seven hundred thirty-eight & 84/100 ($107,738.84) 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:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 222 on the Plan of Abbottsford, of record in Book 6250, pages 419, 420 and 421, as amended in Book 6771, page 683, and further amended by Surveyors Certificate of Correction, of record in Book 6800, page 164, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ross Peebles Construction Co., by deed form Abbott Martin Corporation, a Tennessee corporation, of record in Book 6567, page 864, Register's Office for said County. By Deed of Correction of record in Book 6808, page 970, said Register's Office, subject property was conveyed to Ross Peebles Construction Co., a sole proprietorship owned by Ross L. Peebles and wife, Ann E. Peebles.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 223, on the Plan of Abbottsford of record in Book 6250, pages 419, 420 and 421, as amended in Book 6771, page 683, and further amended by Surveyors Certificate of Correction of record in Book 6800, page 164, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ross Peebles Construction Co. by deed from Abbott Martin Corporation, a Tennessee corporation, of record in Book 6567, page 869, Register's Office for said County. By Deed of Correction of record in Book 6808, page 972, said Register's Office, subject property was conveyed to Ross Peebles Construction Co., a sole proprietorship owned by Ross L. Peebles and wife, Ann E. Peebles.

This property is located at Abbottsford Lots 222 and 223, Kensington Park, Nashville, TN.

This conveyance is subject to any and all taxes that may be a lien against said property, restrictive covenants, easements and set-back lines and subject to the mortgages of record in Book 6567, page 873 and re-recorded in Book 6595, page 39 and Book 6808, page 974, Register's Office of Davidson County, Tennessee.

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

77826

IDENTIFICATION REFERENCE

OCT 28 3 09 PM '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 , Tennessee, this 9th day of October, 1987.

Karen C Pearce
Notary Public

My Commission Expires:
September 28, 1991

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7389 PAGE 422

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

107738.84- CANT,
301.56 CSTAX
.50 PRFEE
12.00 MDEED
CHECK 314.06-
7156A10/28/07 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:7:8:2.6:

IDENTIFI REFERENCE!

Oct 28 3 08 PM '07

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 30528