1637

BOOK 7402 PAGE 438

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 $27,748.98.

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 16th day of October, 1987.

Karen C. Rogers
Notary Public

My Commission Expires: 4-28-91

8 2 1 9 6

IDENTIFICATION REFERENCE

NOV 13 9 13 AM '87

DAVIDSON COUNTY, TN

Address New Owners As Follows: Send Tax Bills To: Map-Parcel Nos.
Metropolitan Federal Savings & Loan — Same — 133-15-A-34.00CO
230 4th Avenue, North — 6DU 27718
Nashville, TN 37219

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 16th 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 August 1, 1983, of record in Book 6111, page 265, 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; 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 September 24, October 1, and October 8, 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 16, 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-Seven Thousand Seven Hundred Forty-Eight and 98/100 ($27,748.98) 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-6 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 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, of record in Book 6111, page 261, Register's Office for said County.
>
> This property is located at Pagoda Condominiums, 320 Welch Road, Unit F-6, 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 any and all taxes that may be a lien against the property, restrictive covenants, easements and set-back lines and to instruments of record in Book 5610, page 665 and Book 5610, page 667, which have been insured over by Ticor Title Insurance Policy G No. 263524-B.

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 , Tennessee, this 16th day of October, 1987.

Karen C. Rogers
Notary Public

My Commission Expires:
4-28-91

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
MD - 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

27748.98- CAMT.
77.56 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 87.06-
2227A11/13/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.2 1.9.6

IDENTIFICATION REFERENCE

NOV 13 9 14 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 35435