File Box 12 P. Dahlgren

BOOK 7420 PAGE 540

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 _____ $110,000.00 .

x Lynn E. Keesecker
Affiant

Subscribed and sworn to before me, this 4th day of December, 1987.

Wanda Fritts
Notary Public

My Commission Expires: 10-9-91

8842

IDENTIFICATION REFERENCE

DEC 7 3 41 PM '87

REGISTER OF DAVIDSON COUNTY, TN

Address New Owners As Follows: Send Tax Bills To: Map-Parcel Nos.
Lynn E. Keesecker & Eleanor V. Keesecker SAME 155-08-0A-005.CO,
1008 1st Avenue, North 9D 79288
Nashville, TN 37201

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 4th day of December, 1987, by and between Union Financial Corporation, SUBSTITUTE TRUSTEE, FIRST PARTY, and Lynn E. Keesecker and wife, Eleanor V. Keesecker _____, SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust dated July 2, 1986, of record in Book 6912, page 742, Register's Office for Davidson County, Tennessee, Chalet Properties, Inc. conveyed to Attorneys Title Company, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Five Hundred Twenty-Seven Thousand Two Hundred and 00/100 ($527,200.00) Dollars payable to the order of Metropolitan Federal Savings and Loan Association; and

WHEREAS, Attorneys Title Company, 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 October 8, 15, 22, 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 30, 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 Ten Thousand and No/100 ($110,000.00 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 Lot no. 5 of Poplar Creek Estates, Phase I, as of record in Book 6250, page 647, said Register's Office, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Chalet Properties, Inc. by deed from Donald L. Parker, of record in Book 6912, page 739, Register's Office for Davidson County, Tennessee.

This property is located at Lot 5 Poplar Creek Estates, Nashville, Tennessee 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, 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

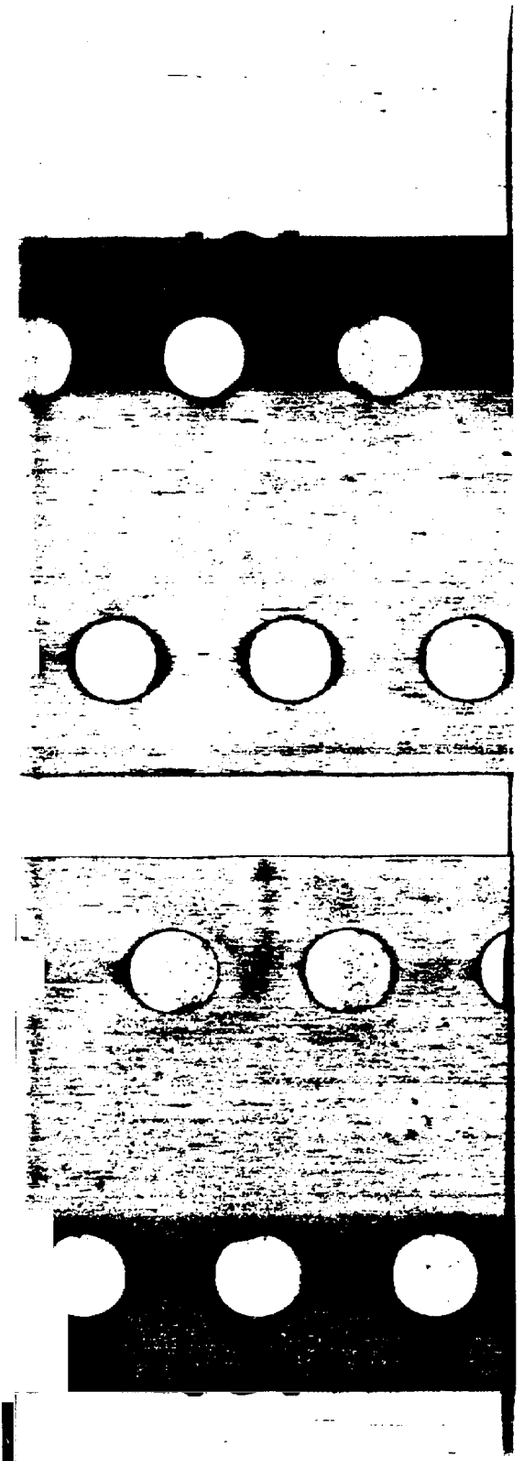
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 Davidson County, Tennessee, this 4th day of December, 1987.

Karen C. Rogers
Notary Public

My Commission Expires:
9-26-91



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
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

110000.00- CAMT.
306.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 317.50-
9505A12/07/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 8 4 4 2

IDENTIFF REFERENCE

DEC 7 3 41 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 42541