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)
6739 04/21 0101 03CHECK 105.26

The actual consideration or value, whichever is greater, for this transfer is $34,170.12.

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 8th day of April, 1988.

Karen C. Rogers
Notary Public

My Commission Expires: 9-28-91

23325

IDENTIFICATION REFERENCE

APR 21 10 38 AM '88

FELIX P. WILSON JR. REGISTER DAVIDSON COUNTY

Address New Owners As Follows: Send Tax Bills To: Map-Parcel Nos.
Metropolitan Federal Savings and Loan Association — Same — 147-02-0-B 055.00CO
230 4th Avenue, North — 6DU 81054
Nashville, TN 37219

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 8th day of April, 1988, 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 December 16, 1983, of record in Book 6198, page 778, Register's Office for Davidson County, Tennessee, Doctor R. Crants and wife, Shirley J. Crants conveyed to Stephen C. Baker, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Forty-Three Thousand Five Hundred Ten and No/100 ($43,510.00) Dollars; payable to the order of Town and Country Properties, Inc.; and

WHEREAS, Doctor R. Crants and wife, Shirley J. Crants subsequently conveyed said real property to David L. Ramsey, III and wife, Sharon Ramsey, who assumed said indebtedness as evidenced by Modification of said Deed of Trust of Book 7381, page 507, said Register's Office;

WHEREAS, Town and Country Properties, Inc. sold and

endorsed said note to Metropolitan Federal Savings and Loan Association 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 March 17, 24, and 31, 1988 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 April 8, 1988 and;

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Thirty-Four Thousand One Hundred Seventy and 12/100 ($34,170.12) 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. C-117, of Caldwell Court Condominiums 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 6188, page 744, 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 Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Real Equity, Inc. by quitclaim deed from David L. Ramsey, III and wife, Sharon Ramsey of record in Book 7467, page 365, Register's Office for said County.

This property is located at Caldwell Court Condominiums, 550 Harding Place, Unit C-117, 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.

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

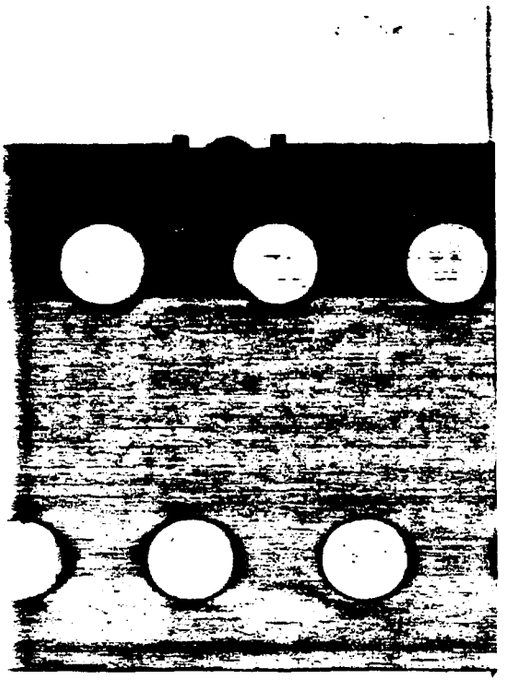
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

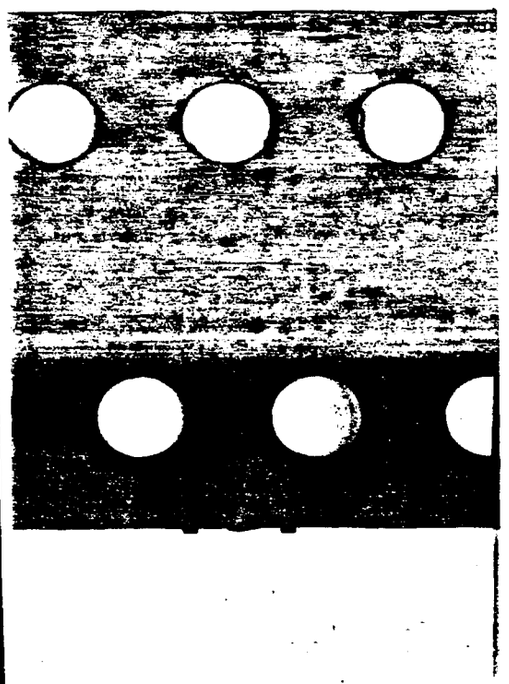
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the Assistant Secretary of the Union 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 6th day of April, 1988.

Karen C. Rogers
Notary Public

My Commission Expires:
9-28-91





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7522 PAGE 694

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
				CAMT 34170.12
				CON TX 95.76
				PRFEE 0.50
				WDEED 9.00
				TOTAL 105.26
				CHECK 105.26
04/21/88	01			10:41 0001 6739

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23325

IDENTIFICATION REFERENCE

APR 21 10 38 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 82852