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 $25,084.56.

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 23rd day of May, 1988.

Karen C. Rogers
Notary Public

My Commission Expires: 9-8-91

37191

IDENTIFICATION REFERENCE

JUN 7 9 21 AM '88

FEE: 1X Z WILSON REGISTER
DAVIDSON COUNTY, TN

1150

Address New Owners As Follows: Send Tax Bills To: Map-Parcel Nos.
Metropolitan Federal Savings and Loan — SAME — 147-2-B-091.00 CO 6 DU-81090
230 Fourth Avenue, North
Nashville, TN 37219

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 23rd day of May, 1988, by and between Union Financial Corporation, SUBSTITUTE TRUSTEE, FIRST PARTY, and Metropolitan Federal Savings and Loan

_____, SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust dated December 14, 1983, of record in Book 6198, page 808 Register's Office for Davidson County, Tennessee, Thomas W. Beasley and wife, Wendy A. Beasley conveyed to Stephen C. Baker, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Thirty-Two Thousand and No/100 ($32,000.00) Dollars; payable to the order of Town & Country Properties, Inc.; and

WHEREAS, Thomas W. Beasley and wife, Wendy A. Beasley subsequently conveyed said real property to David L. Ramsey, III and wife, Sharon Ramsey, who assumed said indebtedness as evidenced by Assumption and Modification Agreement without Release of record in Book 7371, page 667, said Register's Office; and

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 April 28, May 5, and 12, 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 May 23, 1988 and;

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Twenty-Five Thousand Eighty-Four and 56/100 ($25,084,56) 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 E-109, 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 said County, 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 such Unit.

Being part of the same property conveyed to David L. Ramsey, III and wife, Sharon R. Ramsey, by deed from Thomas W. Beasley and wife, Wendy Beasley, of record in Book 7356, page 765, Register's Office for said County. The said David L. Ramsey, III, and wife Sharon Ramsey having quitclaimed subject property to Real Equity, Inc., of record in Book 7467, page 373, said Register's Office.

This property is located at Caldwell Court Condominiums, 550 Harding Place, Unit E-109, 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

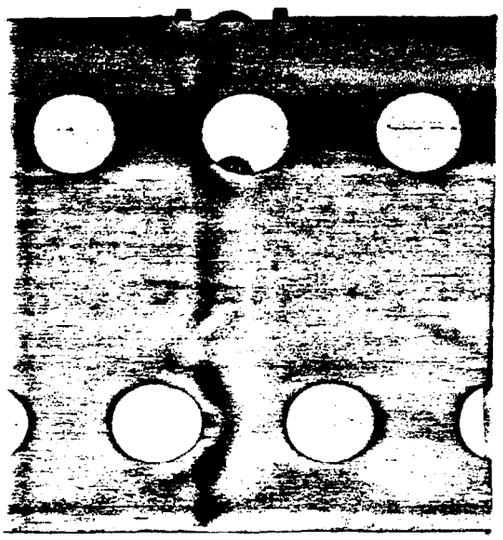
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

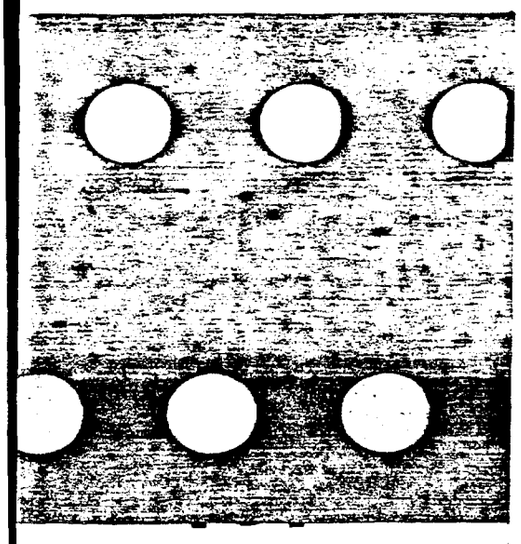
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the Assistant Secretary of the Union 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 23rd day of May, 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 7564 PAGE 644

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	25084.56
CON TX	70.28
PRFEE	0.50
WDEED	9.00
TOTAL	79.78
CHECK	79.78

06/07/88 01 09:20 0001 21.2[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37191

IDENTIFICATION REFERENCE

JUN 7 9 21 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98996