BOOK 7594 PAGE 498

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 _____ $38,898.86 .

Elizabeth M. Wilson
Affiant

47493

IDENTIFICATION REFERENCE

Jul 8 9 59 AM '88

WILSON CO. REGISTER
DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this 29th day of April, 1988.

Karen C. Rollins
Notary Public

My Commission Expires: 9-28-91

Address New Owners As Follows: Send Tax Bills To: Map-Parcel Nos.
Two Mile Development Corp. Same 103-6-A-17.00 CO
907 Two Mile Parkway 8DA 61901
Goodlettsville, TN 37072

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 29th day of April, 1988, by and between Union Financial Corporation, SUBSTITUTE TRUSTEE, FIRST PARTY, and Two Mile Development Corporation

_____, SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust dated October 22, 1985, of record in Book 6725, page 361, Register's Office for Davidson County, Tennessee, James Paul Rankhorn and wife, Mary Frances Rankhorn conveyed to Stephen C. Baker, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Forty-Eight Thousand Nine Hundred and No/100 ($48,900.00) Dollars; payable to the order of Two Mile Development Corporation; 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 7, 14, and 21, 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 29, 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-Eight Thousand Eight Hundred Ninety-Eight and 86/100 ($38,898.86) 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 B-3 of Dunham's Station Condominium, created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, as established by a Master Deed, of record in Book 6697, page 901, 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 Dunham's Station Condominium, as 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 James Paul Rankhorn and wife, Mary Frances Rankhorn, by deed from Two Mile Development Corporation, a Tennessee corporation, of record in Book 6725, page 358, Register's Office for said County.
>
> This property is located at Dunham's Station Condominium, 246 White Bridge Road, Unit B-3, Nashville, TN 37209.

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.

Said sale is subject to instruments of record in Book 5593, page 649, Book 6176, pages 769 and 785, said Register's Office, which has been insured over by Ticor Insurance Policy G No.267709.

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

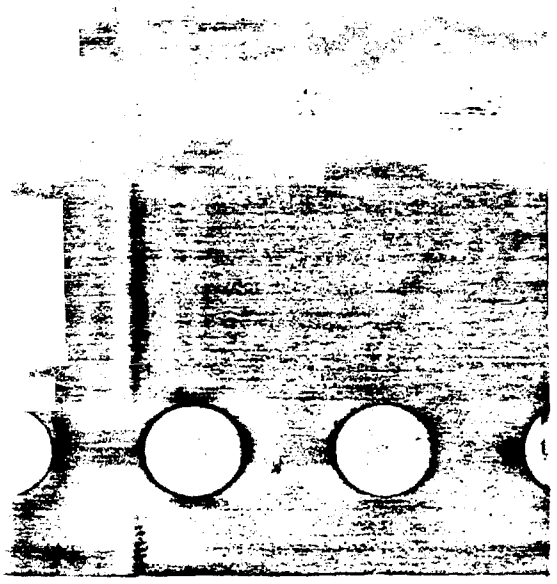
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

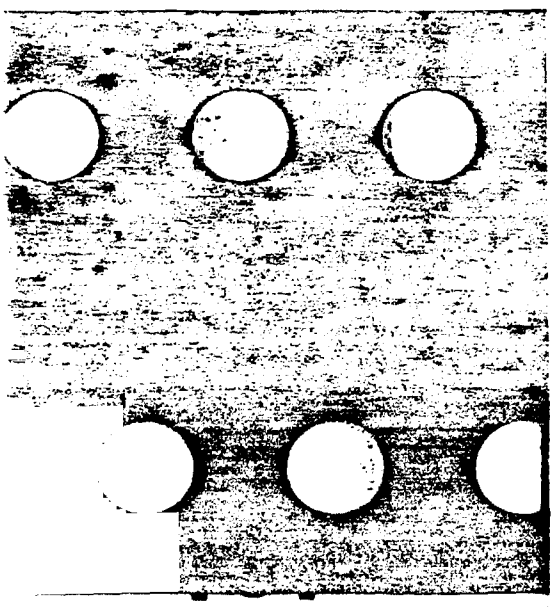
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the Assistant Secretary of the Union 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 29th 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 _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MG - 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 38898.86
				CON TX 128.37
				PRFEE 0.50
				WDEED 9.00
				TOTAL 137.87
				CHECK 137.87

07/08/88 01 10:00 0001 4963

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47493

IDENTIFI REFERENCE

JUL 8 9 59 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 110815