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 $22,665.90.

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 24th day of June, 1988.

Karen C. Rogers
Notary Public

My Commission Expires: 9-28-91

4821.6

IDENTIFICATION REFERENCE

JUL 12 9 43 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

Address New Owners As Follows: Send Tax Bills To: Map-Parcel Nos.
Metropolitan Federal Savings and Loan — SAME — 133-14-A-37
230 4th Avenue, North — 6DA 58558
Nashville, TN 37219

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 24th day of June, 1988, by and between Union Financial Corporation, SUBSTITUTE TRUSTEE, FIRST PARTY, and Metropolitan Federal Savings and Loan Association

5792 07/12 0101 03C-ECK 84.41

, SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust dated April 1, 1982, of record in Book 5885, page 384, Register's Office for Davidson County, Tennessee, Third Century Property Management, Ltd. conveyed to Stephen C. Baker, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Twenty-Nine Thousand Three Hundred Fifty-Three and No/100 ($29,353.00) Dollars; payable to the order of Lanmar Development Corp.; and

WHEREAS, Third Century Property Management, Ltd. subsequently conveyed said real property to Jerry B. Bowers, unmarried, who assumed said indebtedness as evidenced by Assumption Agreement Without Release dated July 26, 1983; and

WHEREAS, said Deed of Trust was assigned to Metropolitan Federal Savings and Loan Association by Assignment dated July 19,

1983, of record in Book 6102, page 520, said Register's Office 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 June 2, 9, and 16, 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 June 24, 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-Two Thousand Six Hundred Sixty-Five and 90/100 ($22,665.90) 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. B-18, of Oakcrest Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5884, page 960, 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 Oakcrest Condominium, of record in Book 5200, page 413, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jerry B. Bowers, an unmarried person, by deed from Third Century Property Management, Ltd., a limited partnership of record in Book 6103, page 977, Register's Office for said County.

This property is located at Oakcrest Condominium, 420 Elysian Fields Road, Unit B-18, 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)

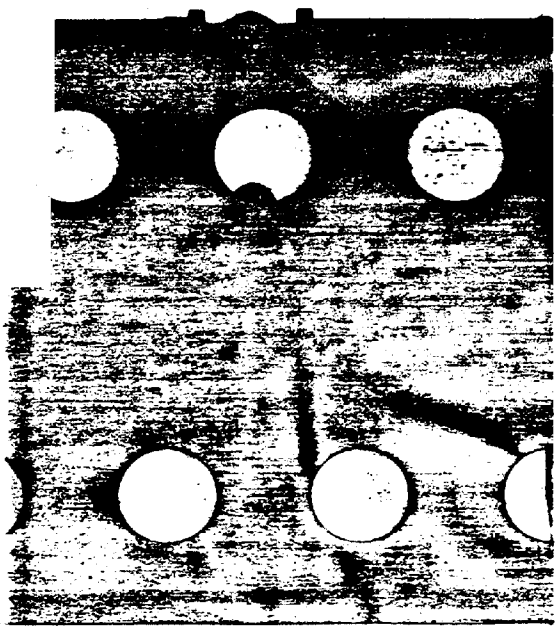
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the Assistant Secretary of the Union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

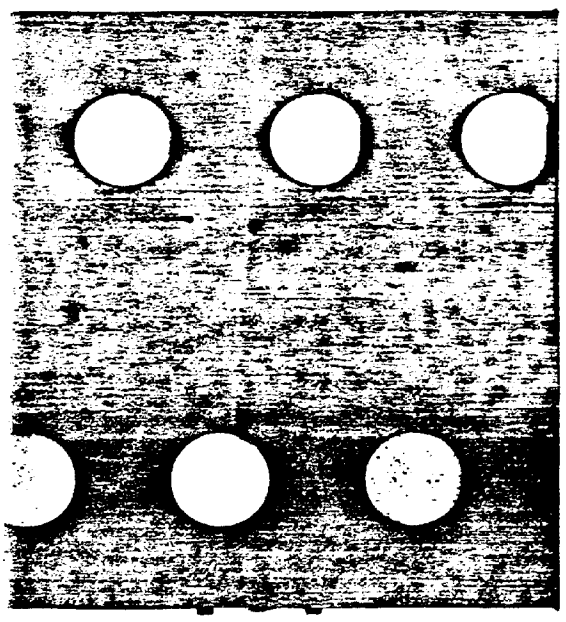
Witness my hand and seal at office in Nashville, Tennessee, this 24th day of June, 1988.

Karen C. Rogers
Notary Public

My Commission Expires:
9-28-91

KAREN C. ROGERS NOTARY PUBLIC AT LARGE STATE OF TENN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7596 PAGE 646

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 22665.90
CON TX 74.91
PRFEE 0.50
WDEED 9.00
TOTAL 84.41
CHECK 84.41

07/12/88 01 09:44 0001 5792

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48216

IDENTIFICATION REFERENCE

JUL 12 9 43 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111632