1170

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 21,932.01.

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 19th day of August, 1988.

Karen C. Rogers
Notary Public

My Commission Expires: 9-30-91

Address New Owners As Follows: Send Tax Bills To: Map-Parcel Nos.
Metropolitan Federal Savings and Loan Association
230 Fourth Avenue North
Nashville, TN 37219

Same

133-15-A-085.00CO
6 DU - 27769

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 19th day of August, 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 August 1, 1983, of record in Book 6111, page 205, Register's Office for Davidson County, Tennessee, Michael A. Peele, an unmarried person conveyed to Stephen C. Baker, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Twenty-Seven Thousand Two Hundred Twenty-Five and No/100 ($27,225.00) Dollars payable to the order of Pagoda Associates, a joint venture; and

WHEREAS, Pagoda Associates, a joint venture, subsequently 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 July 28, August 4, and 11, 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 August 19, 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-One Thousand Nine Hundred Thirty-Two and 01/100 ($21,932.01) 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 N-7, of Pagoda Condominium 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 6111, page 22, 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 Pagoda Condominium 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 Michael A. Peele by deed from Pagoda Associates, a joint venture, of record in Book 6111, page 201, Register's Office for said County.
>
> This property is located at Pagoda Condominium, Unit N-7, 320 Welch Road, 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.

Said sale is subject to instruments of record in Book 5610, page 665, Book 5610, page 677, said Register's Office and insured over by Ticor Insurance Policy G No. 263575-B.

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 19th day of August, 1988.

Karen C. Rogers
Notary Public

My Commission Expires:
9-28-91

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

0171 09/23 0101 03CHECK 81.77

Sep 23 10 14 AM '88

7.0276



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7659 PAGE 827

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	21932.01
CON TX	72.27
PRFEE	0.50
WDEED	9.00
TOTAL	81.77
CHECK	81.77

09/23/88 01 10:16 0001 0171

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:0278

IDENTIFICATION

SEP 23 10 14 AM '88

FELIX Z. WILSON, REGISTER

No. 137154