R&O 599

BOOK 7698 PAGE 702

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 $37,973.84.

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 31st day of October, 1988.

Karen C. Rogers
Notary Public

My Commission Expires: 4-23-91

83590

Nov 8 10 04 AM '88

Address New Owners As Follows: Send Tax Bills To: Map-Parcel Nos.
Metropolitan Federal Savings and Loan Association — Same — 108-3-67
230 Fourth Avenue, North
Nashville, TN 37219
3D 89213

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 31st day of October, 1988, by and between Union Financial Corporation, SUBSTITUTE TRUSTEE, FIRST PARTY, and Metropolitan Federal Savings and Loan Association, SECOND PARTY,

5455 11/08 0101 03CHECK 134.90

WITNESSETH:

WHEREAS, by a deed of trust dated February 23, 1987, of record in Book 7154, page 191, Register's Office for Davidson County, Tennessee, Bill Tedder and wife, D'Ann Tedder, d/b/a Eagle Construction Company conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Thirty-Six Thousand and No/100 ($36,000.00) Dollars, payable to the order of Metropolitan Federal Savings and Loan Association; and

WHEREAS, Attorneys Title Company, Inc., 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 October 6, 13, and 20, 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 October 31, 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-Seven Thousand Nine Hundred Seventy-Three and 84/100 ($37,973.84) 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 Lot No. 49-A, Zone Lot Division, Lots 49 and 50, a Resubdivision of Lots 35 and 42-50, Section Five, Patio Villa, as of record in Book 6250, page 451, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Bill Tedder and wife, D'Ann Tedder d/b/a Eagle Construction Company, by deed from TennReal, Inc., a Tennessee corporation, of record in Book 6312, page 13, and by Correction Deed, of record in Book 6629, page 40, Register's Office for said County. The said Bill Tedder and D'Ann Tedder having since divorced.
>
> This property is located at 49-A Casa Drive, Nashville, Tennessee 37214.

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)

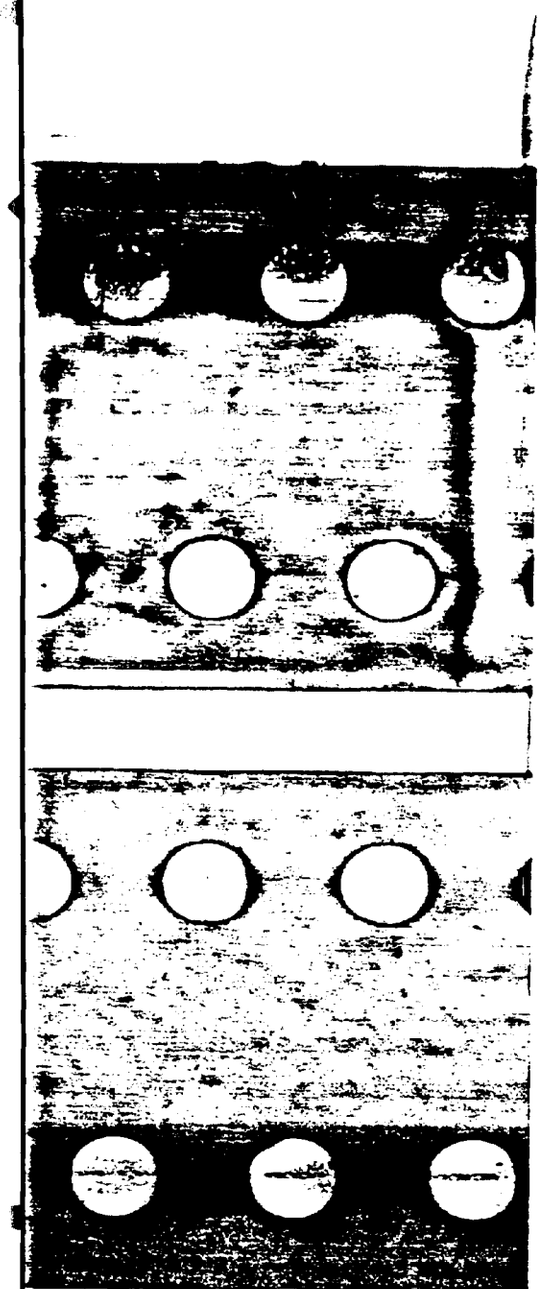
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the Assistant Secretary of the Union 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 31st day of October, 1988.

Karen C. Rogers
Notary Public

My Commission Expires:
4-28-91

KAREN C. ROGERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7698 PAGE 705

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 37973.84
CON TX 125.40
PRFEE 0.50
WDEED 9.00
TOTAL 134.90
CHECK 134.90

11/08/88 01 10:07 0001 5450

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83590

Nov 8 10 04 AM '88

No. 152039

ARNOLD CORP