R20 619



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 $42,251.28.

Elizabeth M. Wilson
Affiant

96688

DEC 27 2 28 PM '88

Subscribed and sworn to before me, this 9th day of December, 1988.

Karen C. Ward
Notary Public

My Commission Expires: 4-24-91

Address New Owners As Follows: Send Tax Bills To: Map-Parcel Nos.
Metropolitan Federal Savings and Loan Association — Same — 108-3-A-38
230 Fourth Avenue, North
Nashville, TN 37219

## SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 9th day of December, 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 31, 1987, of record in Book 7339, page 279, Register's Office for Davidson County, Tennessee, D'Ann Tedder, unmarried conveyed to Glenn L. Lawrence, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Thirty-Eight Thousand Four Hundred and No/100 ($38,400.00) Dollars payable to the order of Metropolitan Federal Savings and Loan Association; and

WHEREAS, Glenn L. Lawrence, 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 November 17, 24, and December 1, 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 December 9, 1988; and

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Forty-Two Thousand Two Hundred Fifty-One and 28/100 ($42,251.28) 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 28 of Patio Villa Condominiums, Phase I, Sections One and Two as of record in Book 5200, page 451 and 458, said Register's Office, as described in the Master Deed Establishing Horizontal Property Regime of Patio Villa Condominiums, of record in Book 5970, page 829, as re-recorded in Book 6014, page 978, said Register's Office, being a horizontal property regime together with all rights, interest and appurtenances thereto, including but not limited to the undivided interests in the common elements thereof, as set out in aforesaid Master Deed of record in Book 5970, page 829, as re-recorded in book 6014, page 978, Register's Office for said County.

Being part of the same property conveyed to D'Ann N. Tedder by Quitclaim Deed from Bill Tedder d/b/a Eagle Construction Company, of record in Book 7338, page 58, Register's Office for said County.

This property is located at 1002 Patio Drive, Nashville, TN 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)

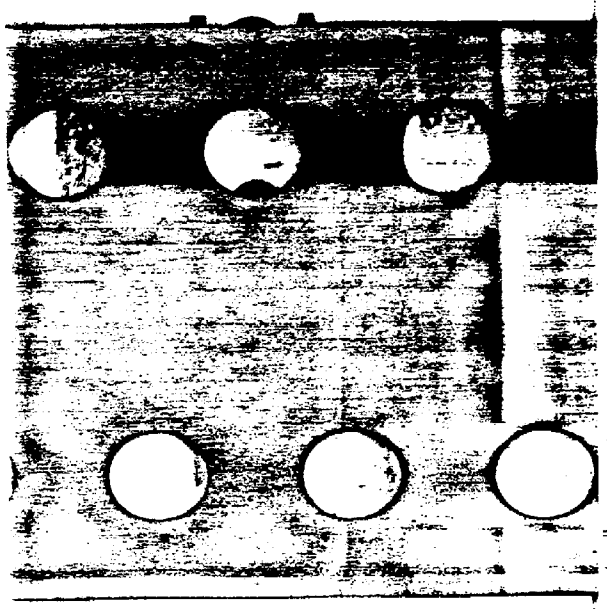
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the Assistant Secretary of the Union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

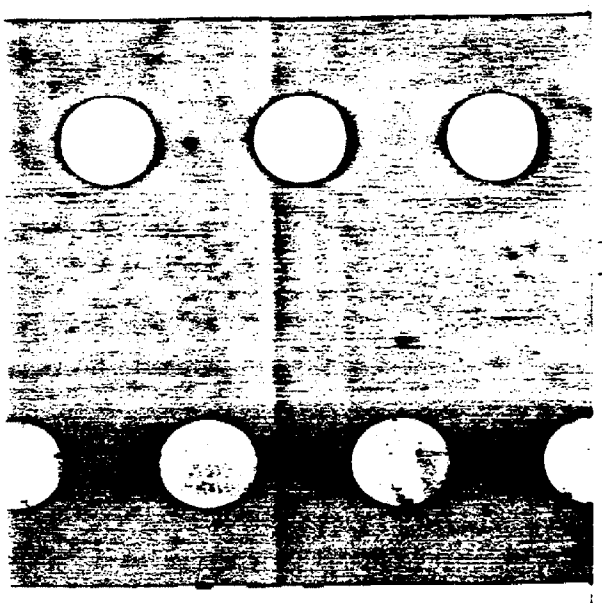
Witness my hand and seal at office in Nashville, Tennessee, this 9th day of December, 1988.

Karen C. Rogers
Notary Public

My Commission Expires:
4-28-91

1293 12/27 0101 03CHECK 149.09





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 7736 PAGE 461

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 42251.28
CON TX 139.59
[illegible] 0.50
WDEED 9.00
TOTAL 149.09
CHECK 149.09

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

96688

IDENTIFICATION REFERENCE

DEC 27 2 29 PM '88

12/27/88 01 14:29 0001 1293

**No.** 167425