This Instrument Prepared by:
Elizabeth M. Wilson
Metropolitan Federal Savings
and Loan Association
230 Fourth Avenue, North
Nashville, TN 37219

STATE OF TENN[illegible]0 0101 03CHECK 85.43
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $22,119.35

Elizabeth M. Wilson
Affiant

23360

IDENTIFICATION

APR 10 11 04 AM '89

Subscribed and sworn to before me, this 10th day of March, 1989.

Karen C. Rogers
Notary Public

My Commission Expires: 4-28-91

Address New Owners As Follows: Send Tax Bills To: Map-Parcel Nos.
Metropolitan Federal Savings and Loan Association — Same — 43-13-A-61.00CO
230 Fourth Avenue North — 11D 65160
Nashville, Tennessee 37219

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 6th day of March, 1989, by and between Union Financial Corporation, SUBSTITUTE TRUSTEE, FIRST PARTY, and Metropolitan Federal Savings and Loan Association, SECOND PARTY,

WITNESSETH:

WHEREAS, J. H. Baker, Trustee, with the full power to mortgage, sell, transfer and convey without the joinder of any beneficiary or any other person, by two deeds of trust dated January 24, 1979, of record in Book 5389, page 263, Register's Office for Davidson County, Tennessee, and conveyed to William N. Dearborn, Trustee, and another of record in Book 5389, page 266, said Register's Office, conveyed to Stephen C. Baker, Trustee, the hereinafter described real property to secure the payment to Central Tennessee Investment Company, Inc. of promissory notes fully described in said deeds of trust; and

WHEREAS, said deeds of trust were assigned to Metropolitan Federal Savings and Loan Association by assignment of record in Book 6107, pages 806 and 810, said Register's Office; and

WHEREAS, since assignment, Metropolitan Federal Savings and Loan Association has serviced the notes and deeds of trust on a consolidated basis and therefore these documents shall be referred to herein as the "Note" and "Deed of Trust"; and

WHEREAS, title is currently vested in John Warner White, Trustee, as evidenced by deed of record in Book 6883, page 657, said Register's Office; and

WHEREAS, William N. Dearborn and Stephen C. Baker Trustees were unable to act as Trustees 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 of said note and deed of trust, notices of the time and place of said sale being published in the Nashville Record on February 9, and 16, and 23, 1989; 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 March 6, 1989; 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 One Hundred Nineteen and 35/100 ($22,119.35) 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. 5-13 Robin Hood Condominium, as shown on the Plat of Robin Hood Condominium Apartments of record in Book 5200, page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit, together with the undivided interest in the common elements of Robin Hood Condominium appurtenant to said Unit as defined in the Master Deed for Robin Hood Condominiums, of record in Book 5388, page 524, said Register's Office.

Being the same property conveyed to J. H. Baker, Trustee, by deed from Central Tennessee Investment Company, Inc., of record in Book 5389, page 261, said Register's Office. By deed of record in Book 5591, page 284, said Register's Office, J. H. Baker, Trustee, conveyed his interest in subject property to D & H Investments, a partnership. By deed of record in Book 5595, page 814, said Register's Office, D & H Investments, a partnership, conveyed its interest to James F. Maxwell and wife, Glenna M. Maxwell. By deed of record in Book 5892, page 895, said Register's Office, James F. Maxwell and wife, Glenna M. Maxwell conveyed their interest to Dukes, Dukes & Ledford, a partnership. By deed of record in Book 6657, page 304, said Register's Office, Dukes, Dukes & Ledford, a Tennessee partnership, conveyed its interest to Paul F. Durham. By deed of record in Book 6663, page 743, said Register's Office, Paul F. Durham conveyed his interest to Dukes, Dukes & Ledford, a Tennessee partnership. By deed of record in Book 6883, page 657, said Register's Office, Dukes, Dukes & Ledford, a Tennessee general partnership, conveyed its interest to John Warner White, Trustee.

This property is located at Robin Hood Condominium Unit 5-13, 323 Forrest Park Drive, Madison, Tennessee 37115.

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.

Said conveyance is subject to Financing Statement of record in Book 4369, page 846, said Register's Office, which has been insured over by Attorneys Title Company Policy G No. 221725.

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

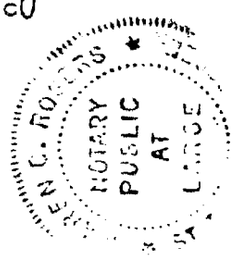
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

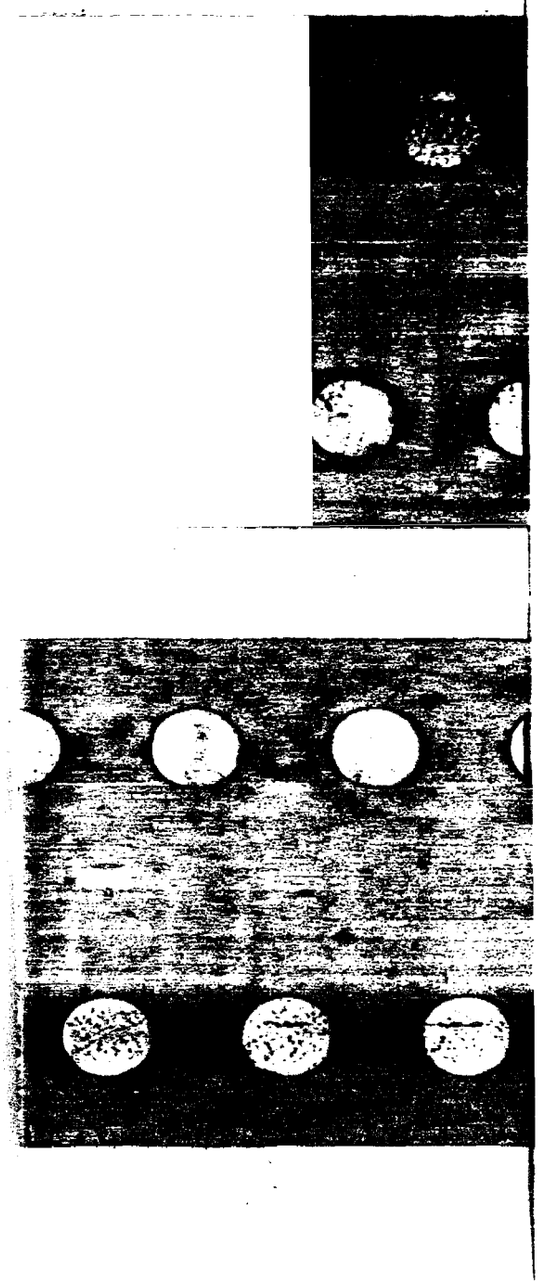
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the Assistant Secretary of the Union 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 16th day of March, 1989.

Karen C. Rogers
Notary Public

My Commission Expires:
4-28-91





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

RECEIVED OF _____

FOR _____

BOOK 7812 PAGE 880

| | | |
|---|---|---|
| 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 33119.38 |
| | | | | CON TX 72.93 |
| | | | | PRFEE 0.50 |
| | | | | MDEED 12.00 |
| | | | | TOTAL 85.43 |
| | | | | CHECK 85.43 |
| 04/10/89 | 01 | | | 11:05 0001 3934 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23360

IDENTIFICATION

APR 10 11 04 AM '89

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

No. 198344