642

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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 $20,254.83.

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 20th day of April, 1989.

Karen C. Royer
Notary Public

My Commission Expires: 9-28-91

29136

IDENTIFICATION

Mar 1 2 48 PM '89

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

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

Same

91-2-311
12 w 24045

1658 05/01 0101 03CHECK 76.49

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 14th day of April, 1989, 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 29, 1986, of record in Book 6969, page 101, Register's Office for Davidson County, Tennessee, Lena Mae Callis, unmarried conveyed to I. D. Lewis, Jr., Trustee, the hereinafter described real property to secure the payment of a promissory note in the original principal sum of Eighteen Thousand Three Hundred and no/100 ($18,300.00) Dollars, payable to the order of American Trust and Savings Bank; and

WHEREAS, Metropolitan Federal Savings and Loan Association is successor by merger to American Trust Savings Bank; and

WHEREAS, I. D. Lewis, Jr., 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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 March 23, 30, and April 6, 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 April 14, 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 Thousand Two Hundred Fifty-Four and 63/100 ($20,254.63) Dollars, and said sum of said bid having been paid or credited, the receipt thereof is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party, for 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 Lots 1405 and 1417, Block 60, Plan No. 2, West Nashville, of record in Book 57, page 172, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Lena Mae Callis by deed from Lettie Johnson Hunter and husband, W. E. Hunter, Sr., of record in Book 5857, page 643, Register's Office for said County.
>
> This property is located at 5512 California Avenue, Nashville, Tennessee 37209.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

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.

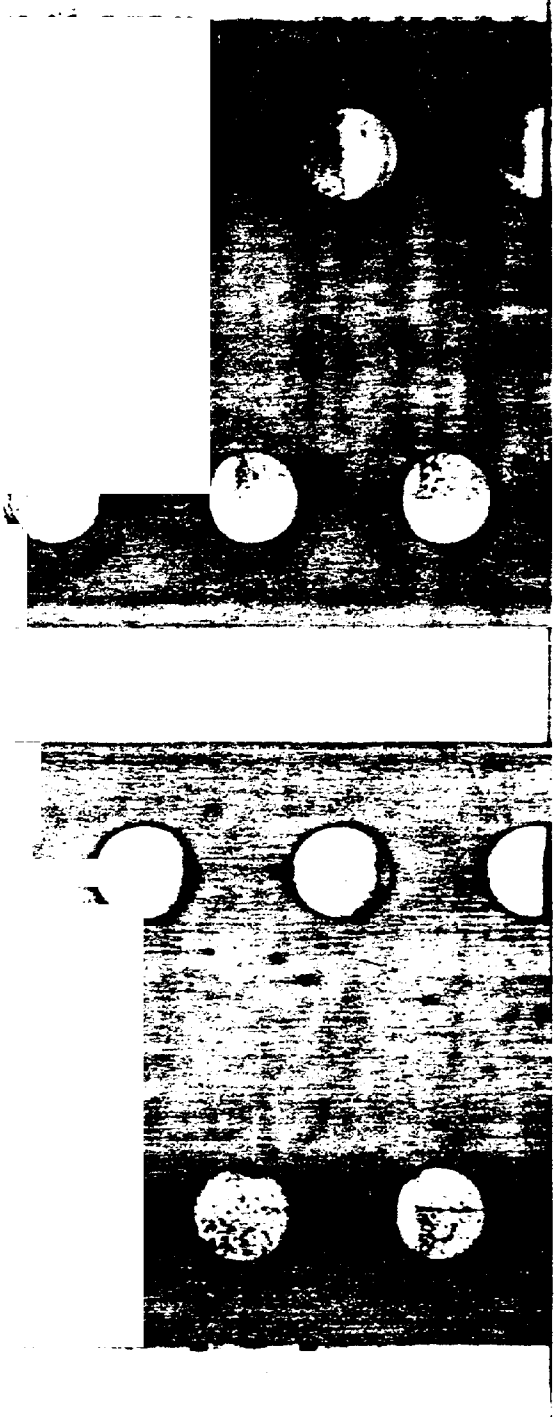
Witness my hand and seal at office in Nashville, Tennessee, this 20th day of April, 1989.

Karen C. Rogan
Notary Public

My Commission Expires:
9-28-91

KAREN C. ROGERS NOTARY PUBLIC AT LARGE TENNESSEE

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 20254.83
CON TX 66.99
PRFEE 0.50
WDEED 9.00
TOTAL 76.49
CHECK 76.49

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/01/89 01 14:49 0001 1658

29136

IDENTIFICATION REFERENCE

Mar 1 2 00 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 205152