643,644
645,646.

BOOK 7831 PAGE 403

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 $432.09.

Affiant

Subscribed and sworn to before me, this 26th day of April, 1989.

Notary Public

My Commission Expires: 9-20-91

2976

IDENTIFICATION

MAY 3 9 24 AM '89

PEGGY Z WILSON REGISTER
DAVIDSON COUNTY

Address New Owners As Follows:
Metropolitan Federal Savings and Loan Association
230 Fourth Avenue North
Nashville, Tennessee 37219

Send Tax Bills To: Same

Map-Parcel Nos.	
Lot 3A	131-5-34
	7DA45220
Lot 1B	131-5-53
	7DA91970
Lot 2B	131-5-54
	7DA91971
Lot 2A	131-5-52
	7DA91146

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 21st 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 July 22, 1987, of record in Book 7303, page 566, Register's Office for Davidson County, Tennessee, Robert D. Short, Jr., Trustee conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of One Hundred Thousand and no/100 ($100,000.00) 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 of said note and deed of trust, notices of the time and place of said sale being published in the Nashville Record on March 30, April 6, and 13, 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 April 21, 1989; and

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Four Hundred Thirty-Two and 09/100 ($432.09) 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 Nos. 1-B, 2-A, 2-B, and 3-A on the Plan of Zone Lot Division of Lots 1, 2 & 3, a Resubdivision of Lot 32, Russwood Heights, as of record in Book 6250, page 335, said Register's Office, as revised in Book 6250, page 879, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Robert R. Short d/b/a SBR Company by deed from Margaret B. Burns, unmarried, Robert Randall Short, John A. Ramsey, III, and Robert Short, Jr., Trustee, of record in Book 6595, page 750, Register's Office for said County. By quitclaim deed of record in Book 6695, page 710, Register's Office for Davidson County, Tennessee, property was vested in Robert D. Short, Jr., Trustee.

This property is located at Lots 1B, 2A, 2B, 3A Russwood Heights, Lavista Drive, Nashville, Tennessee 37215.

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 instrument of record in Book 6595, page 753, as extended by Extension Agreement of record in Book 6898, page 397, and further extended by Extension Agreement of record in Book 7275, page 91, and further extended by Extension Agreement of record in Book 7671, page 12 said Register's Office.

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

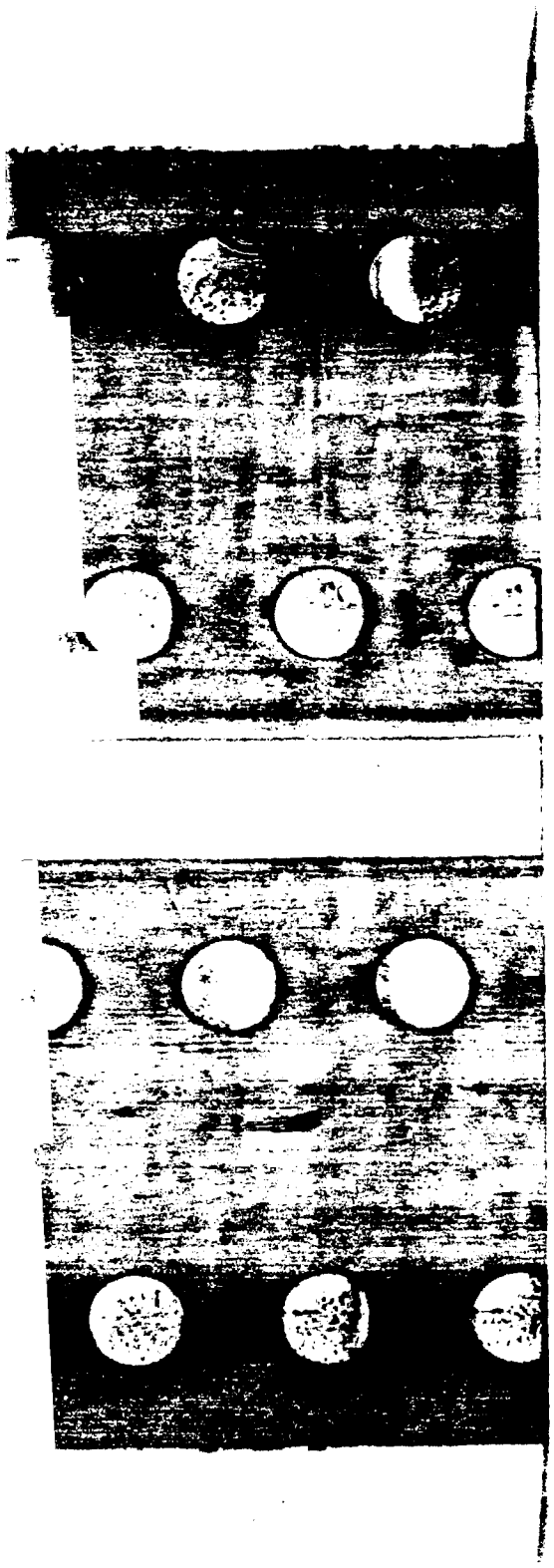
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 26th day of April, 1989.

Karen C. Rogers
Notary Public

My Commission Expires:
9-28-91



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

RECEIVED OF _____

FOR _____

BOOK 7831 PAGE 406

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	432.09
CON TX	1.32
PRFEE	0.50
WDEED	9.00
TOTAL	10.82
CHECK	10.82

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/03/89 01 09:25 0001 2376

2976.1

IDENTIFICATION REFERENCE

MAY 3 9 24 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 205858