File 1N

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 $277,500.00.

Elizabeth M Wilson
Affiant

Subscribed and sworn to before me, this 16th day of June, 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 — 116-16-B-D19000
230 Fourth Avenue, North
Nashville, Tennessee 37219
7DA-91197

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 9th day of June, 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 January 16, 1987, of record in Book 7113, page 78, and by extension agreement of record in Book 7458, page 328, and re-recorded in Book 7462, page 644, Register's Office for Davidson County, Tennessee, Ed Childers and wife, Patty Childers conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter described property to secure payment of a promissory note in the original principle sum of Two Hundred Ninety-Six Thousand and no/100 ($296,000.00) Dollars, payable to the order of Metropolitan Federal Savings and Loan Association; and

RECEIVED FOR RECORD
JUL 11 11 14 AM '89
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

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REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.
JUL 11 11 14 AM '89
RECEIVED FOR RECORD

925.75
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WHEREAS, Attorney's 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 May 18, and 25, and June 1, 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 June 9, 1989; and

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Two Hundred Seventy-Seven Thousand Five Hundred and no/100 ($277,500.00) 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. 19 as shown on the Plan of Iroquois of Nashville, Second Revision, as of record in Book 6900, page 62, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Edward J. Childers, Jr. and wife, Patricia W. Childers, by warranty deed from Iroquois Associates, a Tennessee joint venture composed by Edward J. Childers, Jr., Charles Campbell Brown, Jr., Bruce G. Davis, and Robert M. Barnett, of record in Book 7113, page 783, Register's Office for said County.
>
> This property is located at 134 Wentworth Avenue, 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 recemption, 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

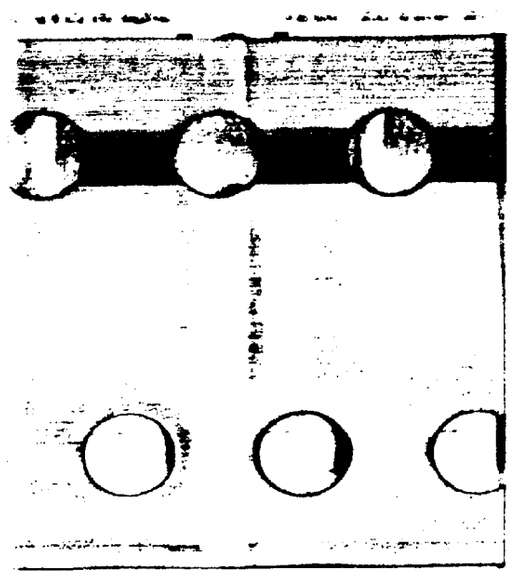
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

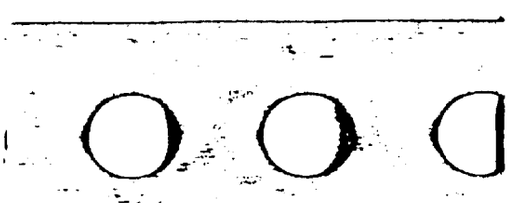
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the Assistant Secretary of the Union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

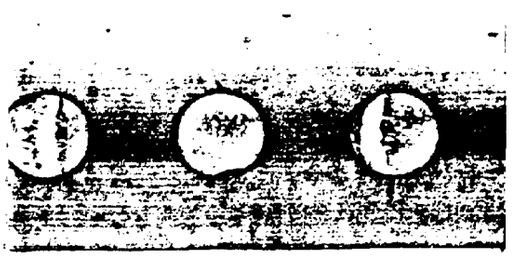
Witness my hand and seal at office in Nashville, Tennessee, this 16th day of June, 1989.

Karen C. Myers
Notary Public

My Commission Expires:
4-28-91







**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7889 PAGE 260

| | | |
|---|---|---|
| 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 277500.00
CON TX 915.75
PRFEE 1.00
MTGFEE 9.00
TOTAL 925.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 925.75

07/14/89 01 11:17 0001 5244

4929.4

IDENTIFICATION REFERENCE

JUL 14 11 14 AM '89

DAVIDSON COUNTY, TN

No. 228926