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 $ 103,500.00.

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 P.O.Box 995 Nashville, TN 37219-0995	Same	93-6-2-50 5W 01235

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 16th 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 May 18, 1983, of record in Book 6079, page 816, as amended by extension agreement of record in Book 6330, page 800, Register's Office for Davidson County, Tennessee, 115 Limited, a Tennessee limited partnership conveyed to Glenn Lawrence, Trustee, the hereinafter described property to secure payment of a promissory note in the original princip sum of Three Hundred Four Thousand and no/100 ($304,000.00) Dollars, payable to the order of Metropolitan Federal Savings and Loan Association; and

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IDENTIFICATION REFERENCE

JUL 14 11 15 AM '89

DAVIDSON COUNTY, TN

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WHEREAS, Glenn 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 of said note and deed of trust, notices of the time and place of said sale being published in the Nashville Record on May 25, and June 1, and 8, 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 16, 1989; and

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of **One Hundred Three Thousand and Five Hundred and no/100** ($ **103,500.00**) 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 part of Lot No. 30 on the original plan of Nashville, not of record, described as follows:
>
> Beginning on the westerly side of Second Avenue North, formerly Market Street, as widened about 158 feet northerly from the northerly margin of Broad Street being the northeast corner of the Brisbo Lot; thence with the northerly line of the Brisbo Lot westwardly 36 feet, more or less; thence southwardly 8 feet; thence westwardly with the partition wall 59 feet, more or less, to the easterly margin of an alley; thence with easterly margin of said alley northwardly 37 feet; thence eastwardly 85 feet, more or less, to the westerly margin of said Second Avenue North; thence with the westerly margin of said Avenue southwardly 29 feet to the beginning.

Being the same property conveyed to 111 2nd, Ltd., a Tennessee limited partnership, by Quitclaim Deed from Hugh C. Howser, Jr., Trustee, of record in Book 6986, page 314, Register's Office for said County.

This property is located at 111 Second Avenue, North, Nashville, Tennessee 37219.

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

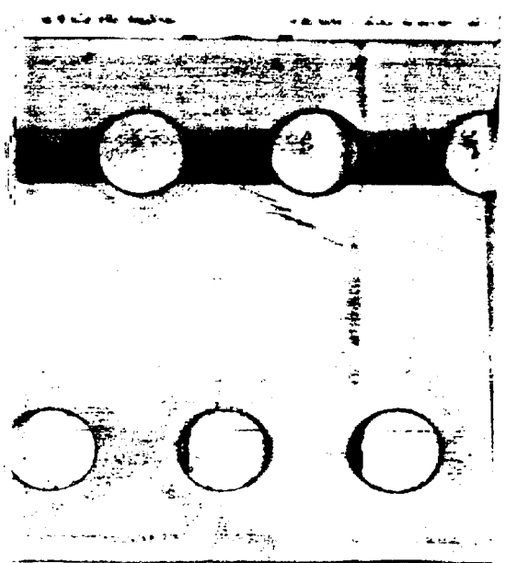
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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.

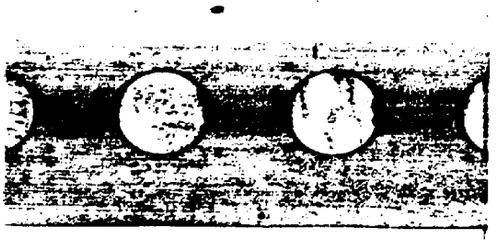
Witness my hand and seal at office in Nashville, Tennessee, this 16th day of June, 1989.

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 7889 PAGE 264

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
103500.00
CON TX 341.55
PRFEE 1.00
WDEED 9.00
TOTAL 351.55
CHECK 351.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 18 0001 5245

4.9.2.9.5.

IDENTIFICATION REFERENCE

JUL 14 11 15 AM '89

DAVIDSON COUNTY, TN

No. 228927