BOOK 7889 PAGE 285

File 12

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 $22,500.00.

Elizabeth M. Wilson
Affiant

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

Mary W. Baker
Notary Public

My Commission Expires: 3/27/93

Address New Owners As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Metropolitan Federal Savings and Loan Assocition P.O. Box 995 Nashville, TN 37219-0995	Same	147-3-B-127 SDU 77197

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, Metropolitan Federal Savings and Loan Association, SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust dated August 5, 1985, of record in Book 6627, page 485, Register's Office for Davidson County, Tennessee, William M. Ewers d/b/a Summit Venture Co., and wife, Ann B. Ewers conveyed to Stephen C. Baker, Trustee, the hereinafter described property to secure payment of a promissory note in the original principle sum of Thirty-Two Thousand and NO/100 ($32,000.00) Dollars, payable to the order of Freeman Webb Developers, Inc.; and

WHEREAS, Freeman Webb Developers, Inc., subsequently sold and endorsed said note to Metropolitan Federal Savings and Loan Association; and

WHEREAS, Stephen C. Baker, 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 Twenty Two Thousand Five Hundred and no/100 ($22,500.00) 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 the Unit A-14, of Southern Hills Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, as established by a Master Deed, of record in Book 6594, page 502, Register's Office for Davidson County, Tennessee together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.
>
> Being the same property conveyed to William M. Ewers, d/b/a Summit Venture Co., by deed from Freeman Webb Developers, Inc., a Tennessee corporation, of record in Book 6627, page 482, Register's Office for Davidson County, Tennessee.
>
> This property is located at Southern Hills Condominium, 370 Wallace Road, Unit A-14, Nashville, Tennessee 37211.

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 30th day of June, 1989.

Mary K. Parker
Notary Public

My Commission Expires:
3/27/93

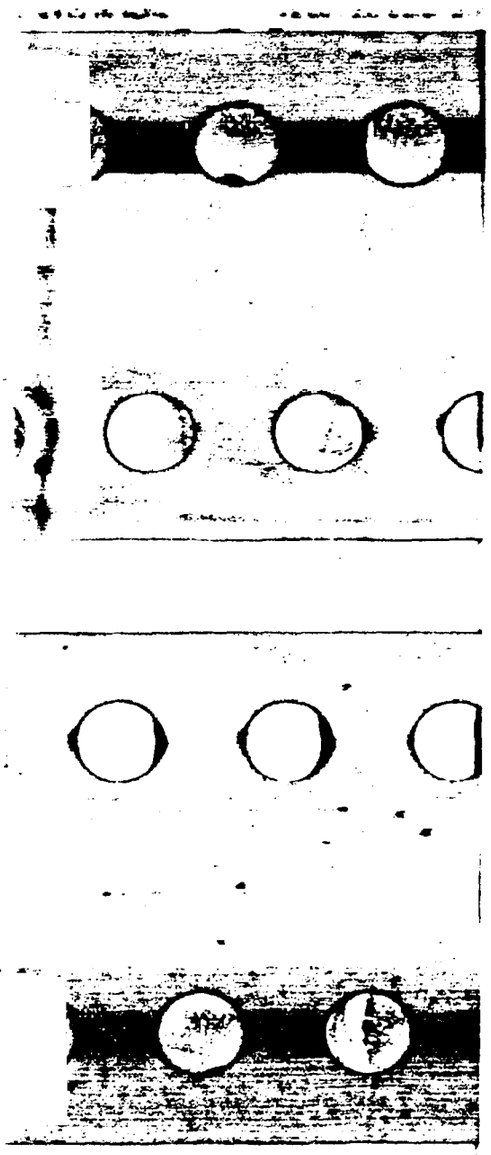
49301

IDENTIFI REFERENCE

Jul 14 11 21 AM '89

DAVIDSON COUNTY, TN

3



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7889 PAGE 288

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 22500.00
CON TX 74.25
PRFEE 1.00
MDEED 9.00
TOTAL 84.25
CHECK 84.25

07/14/89 01 11:24 0001 5251

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.9301

IDENTIFI REFERENCE

JUL 14 11 22 AM '89

DAVIDSON COUNTY, TN

No. 228933