650

This Instrument Prepared by:
Elizabeth M. Wilson
Metropolitan Federal Savings
and Loan Association
230 Fourth Avenue, North
Nashville, TN 37219

Mail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0101 03CHECK 346.96

The actual consideration or value, whichever is greater, for this transfer is $101,250.00.

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 29th day of June, 1989.

Karen C. Rogers
Notary Public

My Commission Expires: 10-28-91

Address New Owners As Follows: Send Tax Bills To: Map-Parcel Nos.
Metropolitan Federal Savings and Loan Association — Same — 181-147, 5D 23547
P.O. Box 995
Nashville, Tennessee 37219-0995

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 July 31, 1987, of record in Book 7313, page 248, Register's Office for Davidson County, Tennessee, Thomas W. Edmondson, Unmarried conveyed to Glenn Lawrence, Trustee, the hereinafter described property to secure payment of a promissory note in the original principle sum of Forty Thousand Seven Hundred Fifty-Seven and 59/100 ($40,757.59) Dollars, payable to the order of Metropolitan Federal Savings and Loan Association; and

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, by that certain Promissory Note Consolidation and Modification Agreement and First Amendment to Deeds of Trust, Security Agreements and Financing Statement, dated September 23, 1988 and not of record, the Deeds of Trust of record in Book 7286, page 559 and Book 7313, page 248, said Register's Office were consolidated and amended to provide that each deed of trust secured the consolidated indebtedness in the consolidated amount of $178,284.33 plus interest; 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 One Thousand Two Hundred Fifty and NO/100 ($101,250.00) Dollars, which represents the consolidated amount of the Deeds of Trust of record in Book 7286, page 559 and Book 7313, page 248, said Register's Office which are being partially satisfied by said foreclosure and which 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 the 5th Civil District of Davidson County, Tennessee and shown as Tract No. 12 on an unrecorded survey of the Jacey A. Moore, Jr. Lands, dated August 14, 1978, and prepared by John B. Rainey, Surveyor, Job No. 78-123 and further described according to a mortgage loan inspection by Bruce Rainey & Associates, Registered Land Surveyor, dated April 10, 1985, Job No. 85-160, as follows:

Beginning at a point on the westerly margin of Pettus Road, said point being the easterly front corner of the property conveyed to Clarence T. Stubblefield and wife, Linda K. Stubblefield by deed of record in Book 5355, page 890, Register's Office for Davidson County, Tennessee; thence leaving the westerly margin of said Pettus Road with the northerly line of the said Stubblefield property North 83 degrees 09' 39" West 1512.91 feet to a point; thence North 04 degrees 02' 52" East 126.42 feet to a point located on the southerly line of the property conveyed to Carl B. Stiddum by deed of record in Book 5343, page 702, said Register's Office; thence with a portion of Stiddum's southerly line and continuing along the southerly line of the property conveyed to Charles Edward Trotter and wife, Louise D. Trotter by deed of record in Book 4964, page 387, said Register's Office, South 86 degrees 00' 50" East 1635.86 feet to a point located on the westerly margin of said Pettus Road; thence with the said westerly margin of Pettus Road South 35 degrees 45' 54" West 237.29 feet to the point of beginning, containing 6.00 acres, more or less.

Being the same property conveyed to Thomas W. Edmondson, Jr., unmarried, by deed from David A. Tournaud and wife, Pamela J. Tournaud, of record in Book 7286, page 555, Register's Office for said County.

This property is located at 6121 Pettus Road, Antioch, Tennessee 37013.

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 restrictive covenants, easements and other restrictions of record and instruments of record in Book 6301, page 697; Book 5797, page 606; Book 5924, page 646; Book 6057, page 483 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 29th day of June, 1989.

Karen C. Rogers
Notary Public

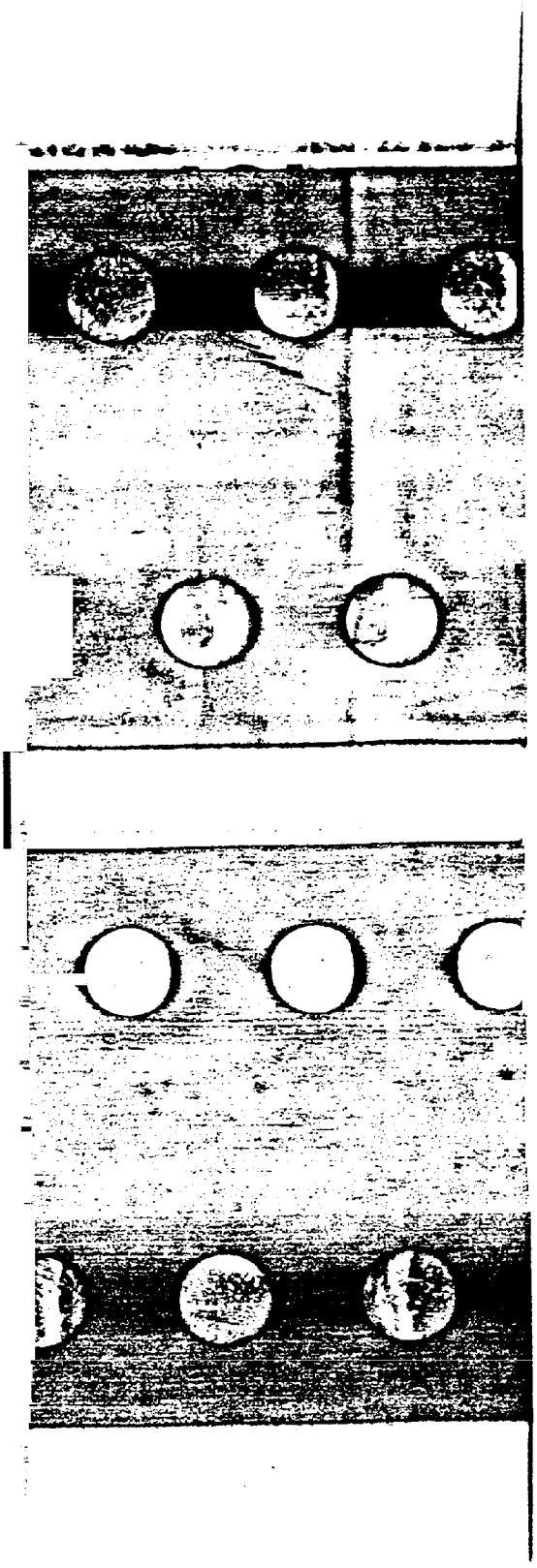
My Commission Expires:
9-28-91

4.9.5 6.1

IDENTIFICATION REFERENCE

JUL 17 9 04 AM '89

DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 7890 PAGE 49

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
	101250.00
CON TX	333.96
PRFEE	1.00
TDEED	12.00
TOTAL	346.96
CHECK	346.96

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/17/89 01 09:07 0001 5602

4.9.5 6: I.

IDENTIFICATION REFERENCE

JUL 17 9 01 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 229274