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 $15,200.00

Tommy Latham
Affiant

Subscribed and sworn to before me, this 11th day of August, 1989.

Karen C. Rogers
Notary Public

My Commission Expires: 9-28-91

57099

IDENTIF. TREFERENCE

AUG 11 11 38 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

Mail

Address New Owners As Follows: Eastside Partnership
P.O. Box 469
White House, Tennessee 37188

Send Tax Bills To: Same

Map-Parcel Nos.
94-2-217
23 WO 2015

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 4th day of August, 1989, by and between Union Financial Corporation, SUBSTITUTE TRUSTEE, FIRST PARTY, and Eastside Partnership, a partnership composed of James Eddie Latham and Tommy Latham, SECOND PARTY,

WITNESSETH: 4916 08/11 0101 03CHECK 60.16

WHEREAS, by a deed of trust dated December 13, 1978, of record in Book 5375, page 135, Register's Office for Davidson County, Tennessee, Floyd E. Carter and wife, Rosie W. Carter conveyed to J.G. Lackey, Jr., Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Twelve Thousand Three Hundred Fifty and no/100 ($12,350.00) Dollars, payable to the order of First Federal Savings and Loan Association; and

WHEREAS, Metropolitan Federal Savings and Loan Association is successor by merger to First Federal Savings and Loan Association; and

WHEREAS, J.G. Lackey, Jr., 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 July 13, 20, 27, 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 August 4, 1989; and

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Fifteen Thousand Two Hundred and no/100 ($15,200.00) 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. 30 on the plan of Electric Car Company's Forty Acres, also known as United Electric Railway, of record in Book 161, page 8, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Floyd E. Carter and wife, Rosie W. Carter, by deed from Harry Bates Woods and wife, Rebecca Fay Woods, of record in Book 5375, page 133, Register's Office for said County. The said Floyd E. Carter and Rosie W. Carter having since died, with Floyd E. Carter predeceasing Rosie W. Carter.
>
> This property is located at 2010 Eastside Avenue, Nashville, Tennessee 37206.

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)

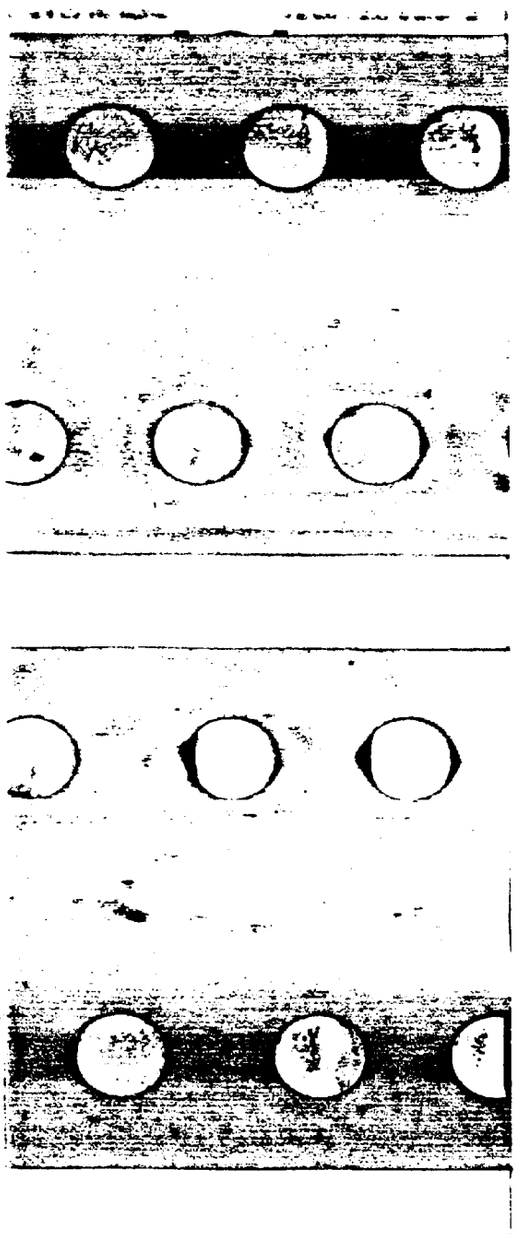
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the Assistant Secretary of the Union 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 11th day of August, 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 7912 PAGE 977

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 15200.00
MOR TX 50.16
ERR CO
MOR TX 50.16-
CON TX 50.16
PRFEE 1.00
WDEED 9.00
TOTAL 60.16
CHECK 60.16

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/11/89 01 11:40 0001 4916

57099

IDENTIF. REFERENCE

AUG 11 11 38 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 238200