STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 22,089.13.

Affiant

Subscribed and sworn to before me, this 14th day of September, 1989.

NOTARY PUBLIC

My Commission Expires: 9-25-91

This instrumente was prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Metropolitan Federal Building
Third Floor
Nashville, Tennessee 37219

Address new owner:	Send Tax Bills to:	Map-Parcel Numbers
Metropolitan Federal Savings and Loan Association 230 Fourth Avenue, North Nashville, Tennessee 37219	SAME	43-13-A; 55 11D-65137

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, **LYNN P. JOHNSON** and wife, **RITA JOHNSON**, and **JOHN W. COLEMAN** and wife, **MINDY W. COLEMAN**, by a Deed of Trust dated January 24, 1979, of record in Book 5389, page 888, Register's Office for Davidson County, Tennessee, conveyed to William N. Dearborn, Trustee, the hereinafter described real property to secure the payment of indebtedness more fully described therein, which indebtedness is held and owned by Metropolitan Federal Savings and Loan Association; and

WHEREAS, **LYNN P. JOHNSON** and wife, **RITA JOHNSON**, and **JOHN W. COLEMAN** and wife, **MINDY W. COLEMAN**, by a Deed of Trust dated January 24, 1979, of record in Book 5389, page 892, aforesaid Register's Office, conveyed to Stephen C. Baker, Trustee, the hereinafter described real property to secure the payment of indebtedness more fully described therein, which indebtedness is held and owned by Metropolitan Federal Savings and Loan Association; and

WHEREAS, both Deeds of Trust were consolidated pursuant to a Consolidation and Modification Agreement of record in Book 5693, page 6, aforesaid Register's Office; and

WHEREAS, Metropolitan Federal Savings and Loan Association appointed Wesley D. Turner as Substitute Trustee by an Appointment of Substitute Trustee of record in Book 7916, page 844, aforesaid Register's Office; and

WHEREAS, default was made in payment of the indebtedness; and

WHEREAS, the owner and holder of the indebtedness demanded that the Substitute Trustee sell the subject property in accordance with the terms of the Deeds of Trust; and

WHEREAS, pursuant to instructions of Metropolitan Federal Savings and Loan Association, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deeds of Trust, notices of the time and place of said sale having been published in The Nashville Record on August 24, 1989, August 31, 1989, and September 7, 1989; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deeds of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the south door of the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m. on September 14, 1989, and Metropolitan Federal Savings and Loan Association being the highest and best bidder thereof, became the purchaser of said property at and for the sum of $22,089.13.

NOW, THEREFORE, WESLEY D. TURNER, in his capacity as Substitute Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to **METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION**, and its successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

> Apartment Unit No. 5-7, of Robin Hood Condominium, as created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5388, Page 524, 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 Plan of Robin Hood Condominium Apartments of record in Book 5200, Page 124, said Register's Office, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Robert Ramsey, Trustee, by deed from David C. Gabelman, unmarried, of record in Book 5662, Page 861, Register's Office for Davidson County, Tennessee. By Designation of Successor Trustee of record in Book 5829, Page 579, aforesaid Register's Office, Tennessee Trust Company, a Tennessee corporation, was appointed Successor Trustee to act in the full place and stead of Robert Ramsey, Trustee.
>
> This is improved property known as Unit No. 5-7, Robin Hood Condominium, 323 Forrest Park Road, Madison, Tennessee 37115.

This conveyance is made subject to:

1. Any and all unpaid taxes that may be a lien against said property; and

2. Matters contained in the Master Deed of Robin Hood Condominium of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee, and contained in the By-Laws of record in Book 5388, page 554, aforesaid Register's Office; and

3. Matters shown on the Plan of record in Book 5200, page 124, aforesaid Register's Office; and

4. Easements of record in Book 3436, page 486, aforesaid Register's Office; and

5. Rights of parties in possession; and

6. Easements or claims of easements not shown by the public records; and

7. Matters which an accurate survey of the premises would disclose.

TO HAVE AND TO HOLD the aforesaid real estate free from all legal, equitable, and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Wesley D. Turner, as Substitute Trustee, and not otherwise, warrants the title to said property to Metropolitan Federal Savings and Loan Association, and its successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, this instrument has been executed on this the fourteenth day of September, 1989.

Wesley D. Turner, Substitute Trustee

WESLEY D. TURNER,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **WESLEY D. TURNER**, Substitute Trustee, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office this fourteenth day of September, 1989.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 1-23-93

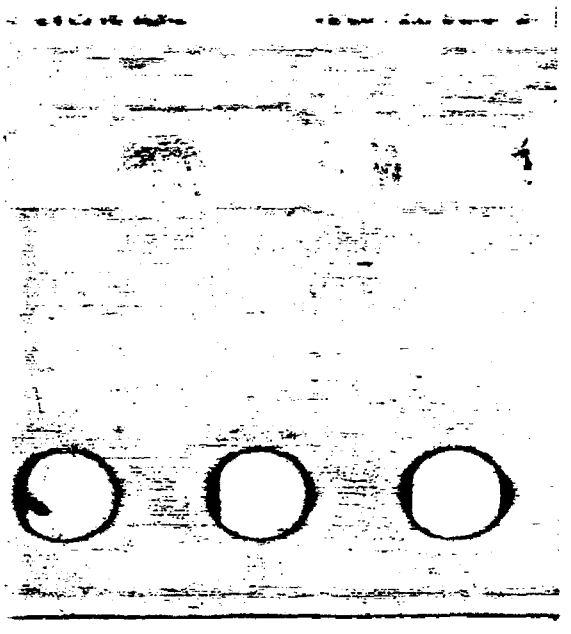
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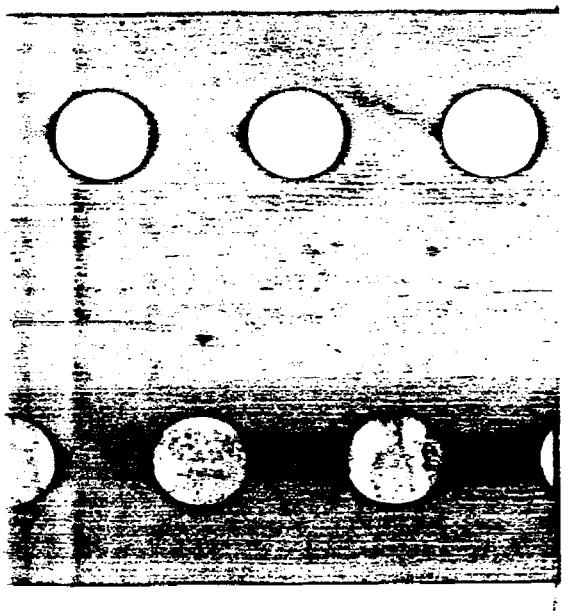
IDENTIFICATION REFERENCE

DAVIDSON COUNTY, TN

0 53 AM '89

6 6 0 2 6





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7938 PAGE 124

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 22089.13	
			CON TX 72.93	
			PRFEE 1.00	
			MDEED 9.00	
			TOTAL 82.93	
			CHECK 82.93	
09/15/89	01	08:53 0001 4560		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6602 b

IDENTIFI REFERENCE

SEP 15 8 53 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 248551