658

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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)

5333 09/18 0101 03CHECK 56.20

The actual consideration or value, whichever is greater, for this transfer is $14,000.00.

Elizabeth M Wilson
Affiant

Subscribed and sworn to before me, this 5th day of September, 1989.

Karen C. Rogers
Notary Public

KAREN C. ROGERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4-28-91

Address New Owners As Follows: Send Tax Bills To: Map-Parcel Nos.
Metropolitan Federal Savings and Loan Association
230 Fourth Avenue, North
Nashville, Tennessee 37219

Same

81-15-340
2W24065

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 1st day of September, 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 September 12, 1983, of record in Book 6141, page 610, Register's Office for Davidson County, Tennessee, Jackie L. Jefferson, unmarried, conveyed to I. D. Lewis, Jr., Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Thirty-Six Thousand and no/100 ($44,500.00) Dollars, payable to the order of American Trust Savings Bank; and

WHEREAS, Metropolitan Federal Savings and Loan Association is successor by merger to American Trust Savings Bank; and

WHEREAS, I. D. Lewis, 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, Tennessee; and

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DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

66681

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 August 20, 17 and 24, 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 September 1, 1989; and

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Fourteen Thousand and no/100 ($14,000.00) 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 the Davidson County, Tennessee, being Lot No. 17 and the east 20 feet of Lot No. 18 on the Plan of Underwood Addition, of record in Book 21, page 17, Register's Office for said county.

Said Lot No. 17 and the east 20 feet of Lot No. 18 adjoin and front together 70 feet on the North side of Knowles Street, formerly Thompson Street, and runs back between parallel lines along the westerly margin of 16th Avenue, North, 162 feet to an alley.

Being the same property conveyed to Jackie L. Jefferson by quitclaim deed from P. J. Investments, Inc., of record in Book 5794, page 121, Register's Office for said County. By quitclaim deed of record in Book 5831, page 728, Register's Office for said County, Jackie L. Jefferson conveyed his interest in subject property to P. J. Investments, Inc. By Trustee's Deed of record in Book 6116, page 259, Register's Office for said County, title was vested in American Trust Savings and Loan Association. By deed of record in Book 6141, page 607, American Trust Savings and Loan Association conveyed subject property to Jackie L. Jefferson.

This property is located at 1600 A and B, Knowles Avenue, Nashville, Tennessee 37208.

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 the right of redemption of the Internal Revenue Service of the United States of America and the right of redemption of the Revenue Department of the State of Tennessee.

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

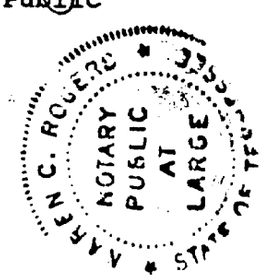
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

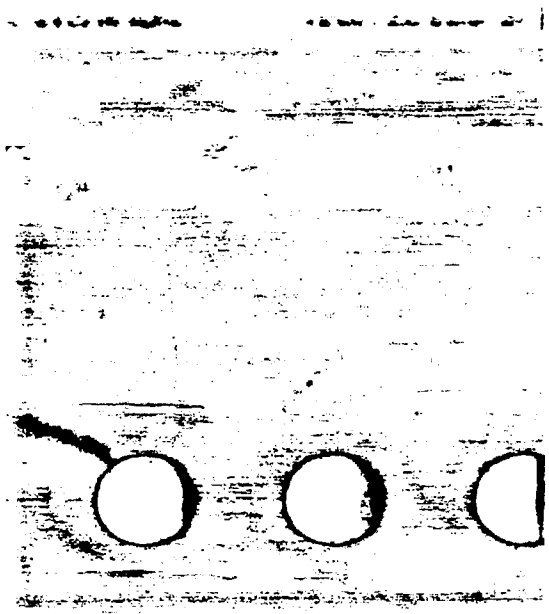
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the Assistant Secretary of the Union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

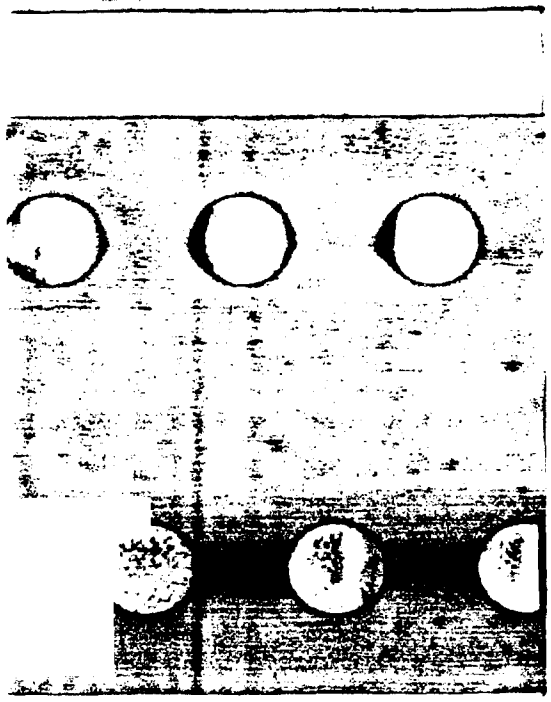
Witness my hand and seal at office in Nashville, Tennessee, this 5th day of September, 1989.

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 _____

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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	14000.00
CON TX	46.20
PRFEE	1.00
WDEED	9.00
TOTAL	56.20
CHECK	56.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5333

6.6.6 & 1.

IDENTIFICATION REFERENCE

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FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 249318