1575

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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)

The actual consideration or value, whichever is greater, for this transfer is $22,329.00.

Elizabeth M Nelson
Affiant

Subscribed and sworn to before me, this 31st day of October, 1989.

Margerie C Raigy
Notary Public

My Commission Expires: 2-9-91

81367

IDENTIF. TREFERENCE

Nov 13 10 16 AM '89

FELIX Z. WILS ... REGISTER
DAVIDSON COUNTY TN.

MAIL EXP.

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

104-12-0-A
015.00CO
22W 22710

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 27th day of October, 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 March 1, 1984, of record in Book 6258, page 830, as modified in Book 7054, page 814, Register's Office for Davidson County, Tennessee, Hal Rosson, Jr. and wife, Jana E. Rosson conveyed to Stephen C. Baker, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Thirty-Nine Thousand Nine Hundred and no/100 ($39,900.00) 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 Assocation; 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 October 5, 12, 19, 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 October 27, 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 Three Hundred Twenty-Nine and no/100 ($22,329.00) 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 Unit 105M of Magnolia Wedgewood Condominium, created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6258, page 718, 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 Magnolia Wedgewood Condominium of record in Book 6258, page 718, said Register's Office, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Hal Rosson, Jr. by deed from Freeman Webb Developers, Inc., a Tennessee corporation, of record in Book 6258, page 826, Register's Office for Davidson County, Tennessee.
>
> This property is located at Magnolia Wedgewood Condominiums, 1901 18th Avenue, South, Unit 105M, Nashville, Tennessee 37212.

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)

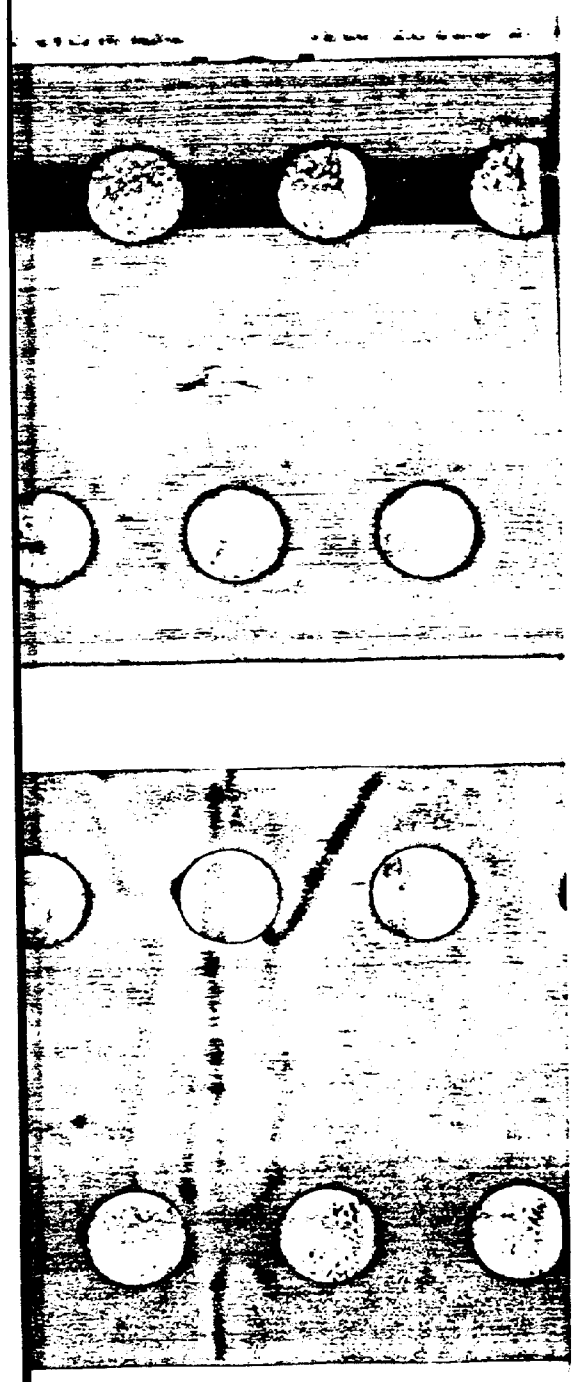
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the Assistant Secretary of the Union 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 31st day of October, 1989.

Margorie C. Ray
Notary Public

My Commission Expires:
10-21-91

3607 11/13 0101 03CHECK 83.59



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 22329.00
CON TX 73.59
PRFEE 1.00
WDEED 9.00
TOTAL 83.59
CHECK 83.59

11/13/89 01 10:16 0001 3607

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81367

IDENTIF. REFERENCE

Nov 13 10 17 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 266450