1878

BOOK 7998 PAGE 364

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 $22,078.54.

Elizabeth M Wilson
Affiant

Subscribed and sworn to before me, this 20th day of November, 1989.

Karen C Rogers
Notary Public

KAREN C. ROGERS NOTARY PUBLIC AT LARGE STATE OF TENN.

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

052-16-0-A-039
11D92388

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 17th day of November, 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 August 1, 1979, of record in Book 5485, page 895, and re-recorded in Book 5498, page 342, Register's Office for Davidson County, Tennessee, Robert D. Ivey and wife, Kathy A. Ivey, conveyed to Stephen C. Baker, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Thirty-Five Thousand Five Hundred Fifty and no/100 ($35,550.00) Dollars, payable to the order of Central Tennessee Investment; and

WHEREAS, Robert Ivey and wife, Kathy A. Ivey subsequently conveyed said real property to Rudy Thacker and Douglas P. Dabbs, as evidenced by a deed of record in Book 5714, page 341, Register's Office for said County; and

86934

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LIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

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WHEREAS, Central Tennessee Investment subsequently sold and endorsed said note to Metropolitan Federal Savings and Loan Association; 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 26, November 2 and 9, 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 November 17, 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 Seventy-Eight and 54/100 ($22,078.54) 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 Apartment Unit No. E-39, of Neely's Bend Condominium created under Title 64, Sections 2701, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, page 86, Register's Office for said County, together with the undivided percentage in the Common Elements appurtenant to the said Unit as set forth in

Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Neely's Bend Condominium, of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Rudy Thacker and Douglas P. Dabbs, by deed from Robert D. Ivey and wife, Kathy A. Ivey, of record in Book 5714, page 341, Register's Office for said County.

This property is located at Neely's Bend Condominium, 1301 Neely's Bend Road, Unit E-39, Madison, Tennessee 37115.

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)

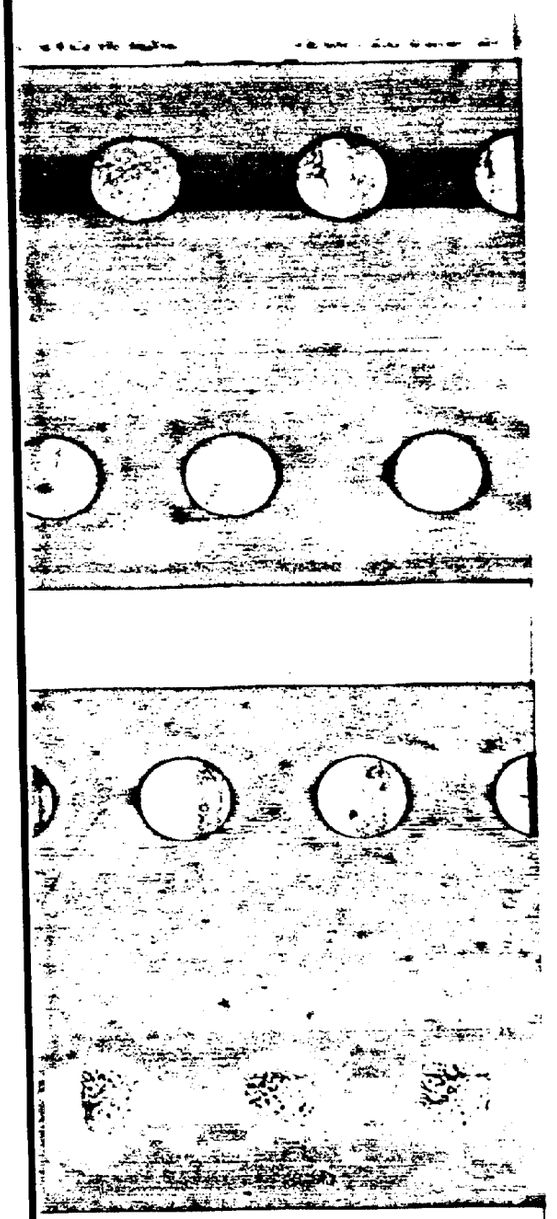
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the Assistant Secretary of the Union 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 20th day of November, 1989.

Karen C. Rogers
Notary Public

My Commission Expires:
9-28-91

KAREN C. ROGERS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE



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	22078.54
CON TX	72.93
PRFEE	1.00
WDEED	9.00
TOTAL	82.93
CHECK	82.93

12/05/89 01 09:22 0001 1724

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86934

IDENTIF. TREFERENCE

DEC 5 9 22 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 272934