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 $20,000.00

Affiant

Subscribed and sworn to before me, this 6th day of December, 1989.

Notary Public

My Commission Expires: 4-28-91

Address New Owners As Follows: Joyce B. Wright, P. O. Box 292, Cookeville, Tennessee

Send Tax Bills To: Same

Map-Parcel Nos. 082-08-174, 19W 15640

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 Joyce B. Wright, SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust dated April 2, 1971, of record in Book 4491, page 56, Register's Office for Davidson County, Tennessee, Johnny Rose and wife, Barbara J. Rose, conveyed to Herschel Greer, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Fifteen Thousand Eight Hundred Fifty and no/100 ($15,850.00) 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, Herschel Greer, 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 Thousand and no/100 ($20,000.00) 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, her heirs and representatives, the following described real property, situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 182 of Block 1, F. O. Beasley McFerrin Addition, as of record in Book 57, page 136, Register's Office for said County. Said lot fronts 50 feet on the westerly side of Myrtle Street and extends back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Johnny Rose and wife, Barbara J. Rose, by deed from Cumberland Builders, Inc., a Tennessee corporation, of record in Book 4491, page 54, Register's Office for said County.
>
> This property is located at 418 Myrtle Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, her heirs and representatives, 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, her heirs and representatives 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 6th day of December, 1989.

Karen C. Rogers
Notary Public

KAREN C. ROGERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
9-28-91

87491

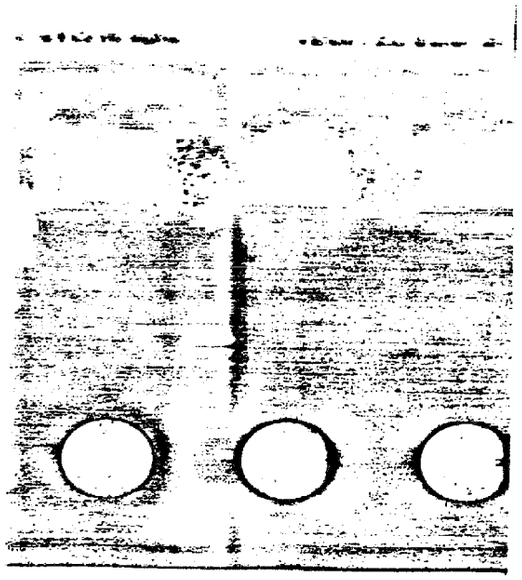
IDENTIF. TREFERENCE

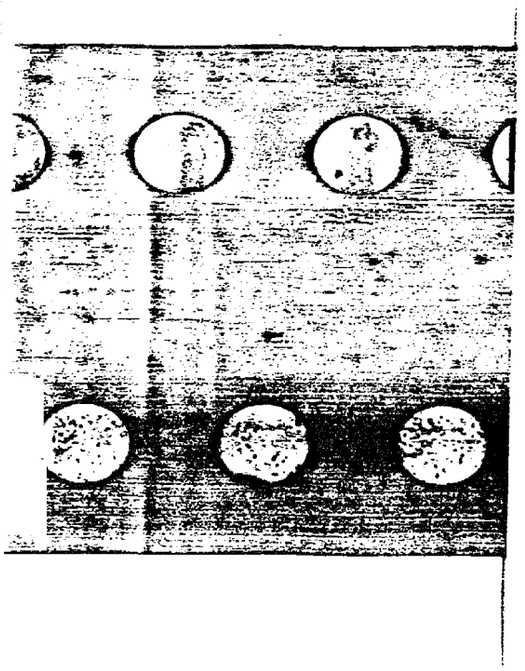
DEC 6 1 01 PM '89

FELIX J. WILSON REGISTER
DAVIDSON COUNTY TN.

2403 12/06 0101 03CHECK

76.00





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

RECEIVED OF _____

FOR _____

BOOK 8000 PAGE 64

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 20000.00
				CON TX 66.00
				PRFEE 1.00
				WDEED 9.00
				TOTAL 76.00
				CHECK 76.00
12/06/89	01			13:00 0001 2403

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8749 I

IDENTIF. TREFERENCE

DEC 6 1 01 PM '89

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

No. 273599