BOOK 8020 PAGE 627

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 $47,250.00

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 28th day of December, 1989.

Karen C. Rogers
Notary Public

My Commission Expires: 8-28-91

9 4 4 1 9

IDENTIFICATION REFERENCE

JAN 3 [illegible] 28 AM '90

DAVIDSON COUNTY, TN

Mail

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

75-7-208
4D-68781

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 28th day of December, 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 October 30, 1985, of record in Book 6723, page 211, and by modification agreement of record in Book 7019, page 41, modification and assumption agreement of record in Book 7638, page 585, Register's Office for Davidson County, Tennessee, Marion Thurman and wife, Eva M. Thurman, conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Fifty Thousand and no/100 ($50,000.00) Dollars, payable to the order of Metropolitan Federal Savings and Loan Association; and

WHEREAS, Marion Thurman and wife, Eva M. Thurman, subsequently conveyed said real property to Union Financial Corporation, as evidenced by a deed of record in Book 7314, page 860, said Register's Office; and

WHEREAS, Union Financial Corporation subsequently conveyed said real property to Shirley A. McGregor as evidenced by a deed of record in Book 7638, page 590, said Register's Office; and

WHEREAS, Attorneys Title Company, Inc., 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 December 7, 14 and 21, 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 December 28, 1989; and

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Forty-Seven Thousand Two Hundred Fifty and no/100 ($47,250.00) 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 Lot No. 33A, on the Plan of Rachel's Square, Section Two, Zone Lot Division Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, and 48, as shown on the plan of record in Book 6250, page 540, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shirley A. McGregor, by deed from Union Financial Corporation, of record in Book 7638, page 590, Register's Office for said County.

This property is located at 725 Rachel's Trail, Hermitage, Tennessee.

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)

0759 01/08 0101 03CHECK 165.76

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 28th day of December, 1989.

Karen C. Rogers
Notary Public

My Commission Expires:
6-28-91



OFFICIAL RECEIPT

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

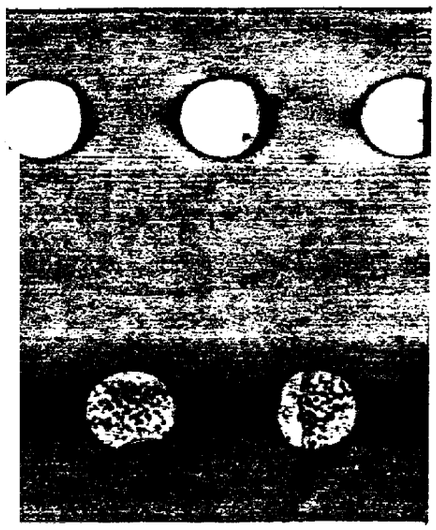
RECEIVED OF _____

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 47250.00
				CON TX 155.76
				PRFEE 1.00
				WDEED 9.00
				TOTAL 165.76
				CHECK 165.76
01/08/90	01			08:29 0001 0759



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.4.4 I 9

IDENTIFI REFERENCE

JAN 8 8 28 AM '90

DAVIDSON COUNTY, TN

No. 281902