1920

BOOK 8020 PAGE 636

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 $21,560.54

Elizabeth M Wilson
Affiant

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

Karen C Rogers
Notary Public

My Commission Expires 4-28-91

94421

IDENTIFICATION REFERENCE

JAN 8 9 29 AM '90

DAVIDSON COUNTY, TN

Mail

Address New Owners As Follows: Send Tax Bills To: Map-Parcel Nos.
Metropolitan Federal Savings and Loan Association — Same — 52-16-A-36.00 CO 11D-92385
230 Fourth Avenue, North
Nashville, Tennessee 37219

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 August 1, 1979, of record in Book 5485, page 752, Register's Office for Davidson County, Tennessee, Carol Anita Baxter and Brenda Kay Roberson, both unmarried, conveyed to Stephen C. Baker, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Thirty-One Thousand Six Hundred Fifty and no/100 ($31,650.00) Dollars, payable to the order of Central Tennessee Investment Company, Inc.; and

WHEREAS, Carol Anita Baxter and Brenda Kay Roberson, both unmarried, subsequently conveyed said real property to Hillview Joint Venture, as evidenced by a deed of record in Book 5714, page 204, said Register's Office; and

WHEREAS, Central Tennessee Investment Company, Inc. 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 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 Twenty-One Thousand Five Hundred Sixty and 54/100 ($21,560.54) 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 Davidson County, Tennessee, being Apartment Unit No. D-36, of Neely's Bend Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 5483, page 86, 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 Neely's Bend Condominium of record in Book

5200, page 200, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carol Anita Baxter and Brenda Kay Roberson, by deed from Central Tennessee Investment Company, of record in Book 5485, page 748, Register's Office for said County. By deed of record in Book 5714, page 204, said Register's Office, Carol Anita Baxter and Brenda Kay Roberson, both unmarried, coneyed their interest in subject property to Hillview Joint Venture.

This property is located at Unit D-36, 1301 Neely's Bend Road, 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.

Said conveyance is subject to instruments of record in Book 5030, page 22, Book 5030, page 25, and insured over by Ticor Title Policy 255394-B.

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.

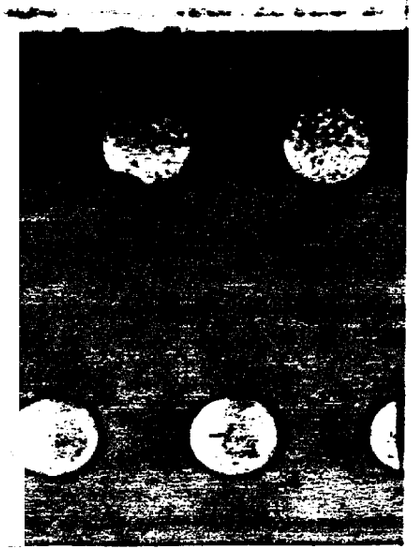
Witness my hand and seal at office in Nashville, Tennessee, this 28th day of December, 1989.

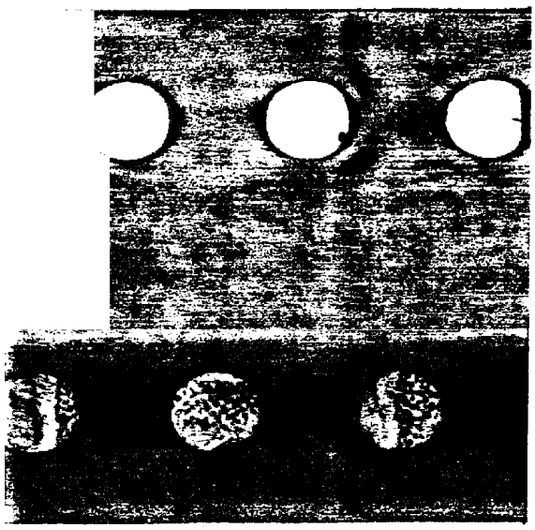
Karen C. Rogers
Notary Public

My Commission Expires:
9-28-91

KAREN C. ROGERS NOTARY PUBLIC

0761 01/08 0101 03CHECK 84.28





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8020 PAGE 640

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	21560.54
CON TX	71.28
PRFEE	1.00
WDEED	12.00
TOTAL	84.28
CHECK	84.28

01/08/90 01 08:30 0001 0761

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.4421.

IDENTIFICATION REFERENCE

JAN 8 8 29 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 281904