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 $45,000.00

Elizabeth M Wilson
Affiant

Subscribed and sworn to before me, this 12th day of Janaury, 1990.

Karen C. Rogers
Notary Public

My Commission Expires: 8-9-91

99446

IDENTIF. TREFERENCE

JAN 29 8 13 AM '90

FEE ... DAVIDSON CO. ...

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

92-16-127
10W 00520

mail

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 12th day of January, 1990, 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 June 10, 1987, of record in Book 7266, page 713, and re-recorded in Book 7276, page 252, Register's Office for Davidson County, Tennessee, Margaret Roberts and husband, Lyndal Roberts, conveyed to Glenn L. Lawrence, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Sixty-Six Thousand and no/100 ($66,000.00) Dollars, payable to the order of Metropolitan Federal Savings and Loan Association; and

WHEREAS, Glenn L. Lawrence, 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 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 21 and 28, 1989 and January 4, 1990; 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 January 12, 1990; and

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Forty-Five Thousand and no/100 ($45,000.00) 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, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being part of Lot No. 146 on the Plan of the Boyd Home Tract, of record in Book 21, page 39, Register's Office for said County, described as follows:
>
> Beginning on the easterly margin of Lyle Avenue at a point 119 feet north of the northerly margin of Broadway, formerly Broad Street; thence with said Avenue, northwardly 31 feet 5 inches, more or less to the southerly margin of an alley, established by an agreement of record in Book 286, page 577, said Register's Office; thence with said alley, eastwardly 61 feet, more or less, to the northwest corner of the property conveyed to Charles O'Mera by deed from Sol Cohn and wife, of record in Book 589, page 288, said Register's Office; thence with said O'Mera's westerly line, southwardly 44 feet to a point 100 feet 9 inches north of the northerly margin of Broadway; thence westwardly 60 feet, more or less, to the beginning.
>
> Being the same property conveyed to Edward Bay Roberts and wife, Mary Ann Roberts, by deed from Lyndal Roberts and wife, Margaret Roberts, of record in Book 7653, page 963, Register's Office for said County.

This property is located at 122 Lyle Avenue, Nashville, Tennessee 37223.

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)

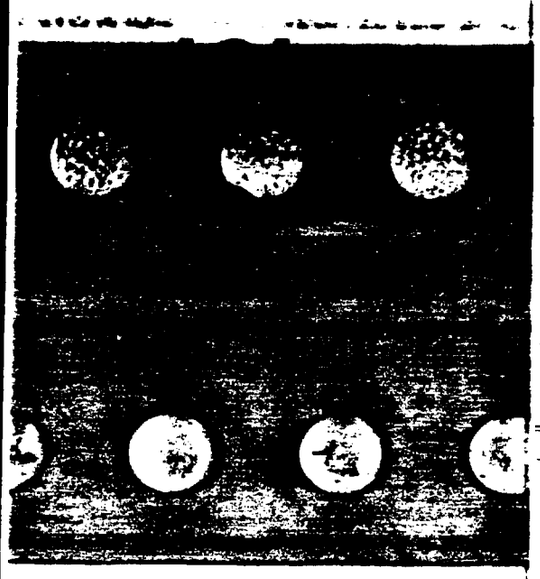
5749 01/29 0101 03CHECK 158.50

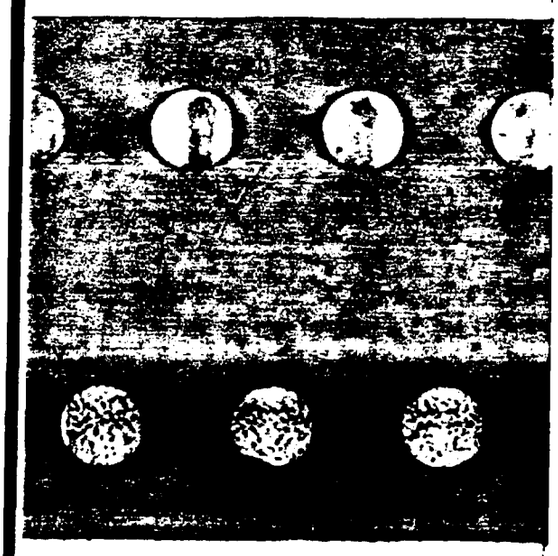
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the Assistant Secretary of the Union 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 12th day of January, 1990.

Karen C. Rogers
Notary Public

My Commission Expires:
4-28-91





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

RECEIVED OF _____

FOR _____

BOOK 8033 PAGE 676

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 45000.00
CON TX 148.50
PRFEE 1.00
MDEED 9.00
TOTAL 158.50
CHECK 158.50

01/29/90 01 08:10 0001 6749

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99446

IDENTIF. REFERENCE

JAN 29 8 13 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 287313