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 $18,000.00

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 13th day of February, 1990.

Karen C. Riggs
Notary Public

My Commission Expires: 4-28-91

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

147-2-B-8
6DU-81007

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 12th day of February, 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 December 1, 1983, of record in Book 6214, page 34, Register's Office for Davidson County, Tennessee, Robert S. Baldwin and wife, Sheila P. Baldwin, conveyed to Stephen C. Baker, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Twenty-Nine Thousand Eight Hundred and no/100 ($29,800.00) Dollars, payable to the order of Town & Country Properties, Inc.; and

WHEREAS, Robert S. Baldwin and wife, Sheila P. Baldwin, subsequently conveyed said real property to Town & Country Properties, Inc., as evidenced by a deed of record in Book 6561, page 386, said Register's Office; and

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DAVIDSON COUNTY TN.
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WHEREAS, Town & Country Properties, Inc. subsequently conveyed said real property to Harry J. Barnett and wife, Cherie L. Barnett-Goldberg, as evidenced by a deed of record in Book 7616, page 952, said Register's Office; and

WHEREAS, Town and Country Associates, 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 January 18, 25 and February 1, 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 February 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 Eighteen Thousand and No/100 ($18,000.00) 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 Unit A-108, of Caldwell Court Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6188, page 744, 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 Caldwell Court Condominium as set forth in Exhibit A-2 of said Master Deed to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harry J. Barnett and wife, Cherie L. Barnett-Goldberg, by deed from Town & Country Properties, Inc., of record in Book 7616, page 952, Register's Office for said County.

This property is located at Caldwell Court Condominium, Unit A-108, 550 Harding Place, Nashville, Tennessee 37211.

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)

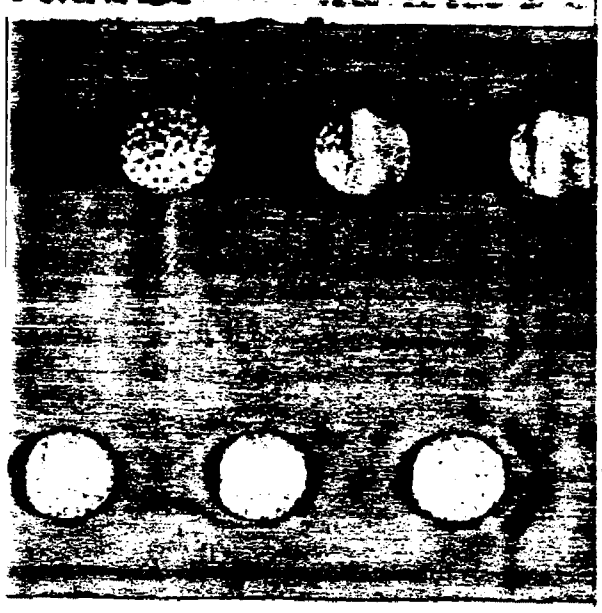
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the Assistant Secretary of the Union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

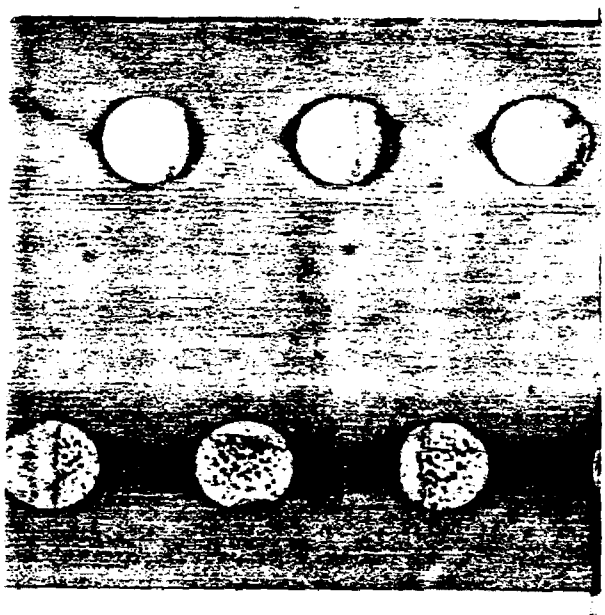
Witness my hand and seal at office in Nashville, Tennessee, this 13th day of February, 1990.

Karen C. Rogers
Notary Public

My Commission Expires:
9-28-91

5491 02/26 0101 03CHECK 72.40





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

RECEIVED OF _____

FOR _____

BOOK 8051 PAGE 583

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 18000.00
CON TX 59.40
PRFEE 1.00
WDEED 12.00
TOTAL 72.40
CHECK 72.40

02/26/90 01 08:55 0001 5491

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

060880

IDENTIF. REFERENCE

FEB 26 8 57 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 295458