BOOK 8058 PAGE 188

Mail

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 $43,125.00

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 22nd day of February, 1990.

Karen C. Rogers
Notary Public

My Commission Expires: 4-21-91

0839U

IDENTIF. TREFERENCE

MAR 6 8 29 AM '90

DAVIDSON COUNTY TN.

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

75-7-270
4D 91195

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 16th day of February, 1990, by and between Union Financial Corporation, SUBSTITUTE TRUSTEE, FIRST PARTY, and Metropolitan Federal Savings and Loan Association, SECOND PARTY,

WITNESSETH:

9610 03/06 0101 03CHECK 152.23

WHEREAS, by a deed of trust dated October 30, 1985, of record in Book 6722, page 387, as amended by Modification and Reinstatement of Note and Deed of Trust, of record in Book 7018, page 952, 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-Three Thousand Six Hundred and no/100 ($53,360.00) 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 Billie M. Simon, as evidenced by a deed of record in Book 7566, page 891, 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 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 25, February 1 and 8, 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 16, 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-Three Thousand One Hundred Twenty-Five and no/100 ($43,125.00) 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. 46B, 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 Billie M. Simon by deed from Union Financial Corporation, of record in Book 7566, page 891, Register's Office for said County.

This property is located at 4329 Andrew Jackson Parkway, 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)

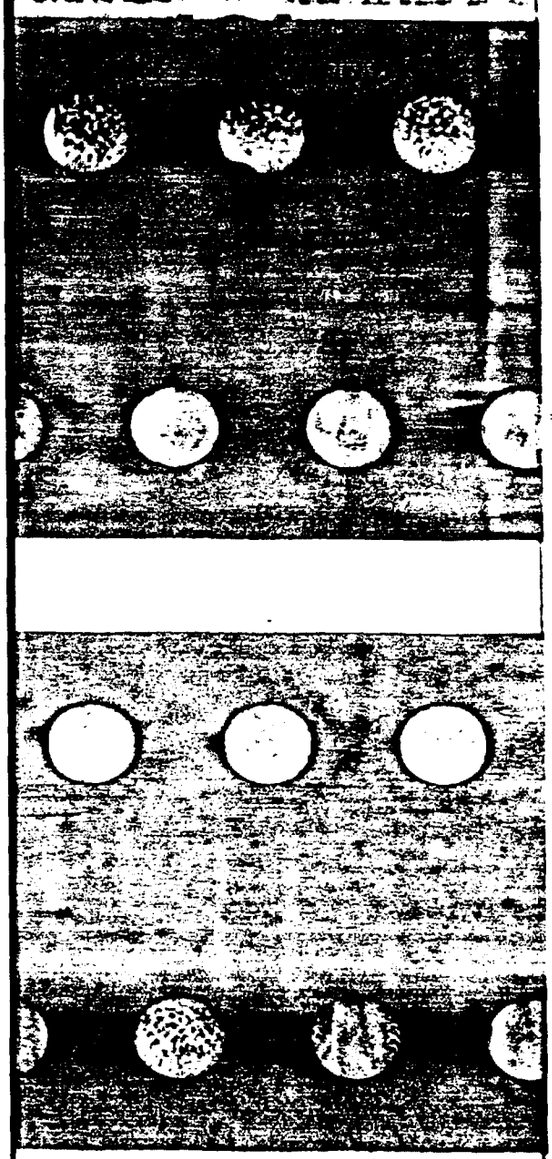
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the Assistant Secretary of the Union 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 22nd day of February, 1990.

Karen C Rogers
Notary Public

My Commission Expires:
4-24-91





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

RECEIVED OF _____

FOR _____

BOOK 8058 PAGE 191

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	43125.00
			CON TX	142.23
			PRFEE	1.00
			WDEED	9.00
			TOTAL	152.23
			CHECK	152.23
03/06/90	01	08:31	0001	9610

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0839U

IDENTIF. REFERENCE

MAR 6 8 29 AM '90

DAVIDSON COUNTY TN.

No. 298112