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 $24,375.00.

Elizabeth M. Wilson
Affiant

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

Karen C. Rogers
Notary Public

My Commission Expires: 9-28-91

08391 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

133-15-0-A-15 CO
6DA 35024

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, 9611 03/06 0101 03CHECK 90.52

WITNESSETH:

WHEREAS, by a deed of trust dated August 1, 1987, of record in Book 7485, page 597, Register's Office for Davidson County, Tennessee, B & W Investments, a Tennessee general partnership composed of James Woolems and Alex W. Bonner, conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Twenty-Nine Thousand and no/100 ($29,000.00) Dollars, payable to the order of Metropolitan Federal Savings and Loan Association; and

WHEREAS, B & W Investments, a Tennessee general partnership composed of James Woolems and Alex W. Bonner, subsequently conveyed said real property to Jimmy E. Webb and wife, Joy I. Webb, as evidenced by a deed of record in Book 7575, page 134, 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 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;

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Twenty-Four Thousand Three Hundred Seventy-Five and no/100 ($24,375.00) 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 D-1 of Pagoda Condominiums, 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 6111, page 22, Register's Office for Davidson, 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 Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Jimmy E. Webb and wife, Joy I. Webb, by deed from B & W Investments, a partnership,

of record in Book 7575, page 134, Register's Office for said County.

This property is located at 320 Welch Road, Unit D-1, 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.

Said conveyance is subject to instruments of record in Book 5610, page 677, and insured over by Ticor Title No. 263505-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)

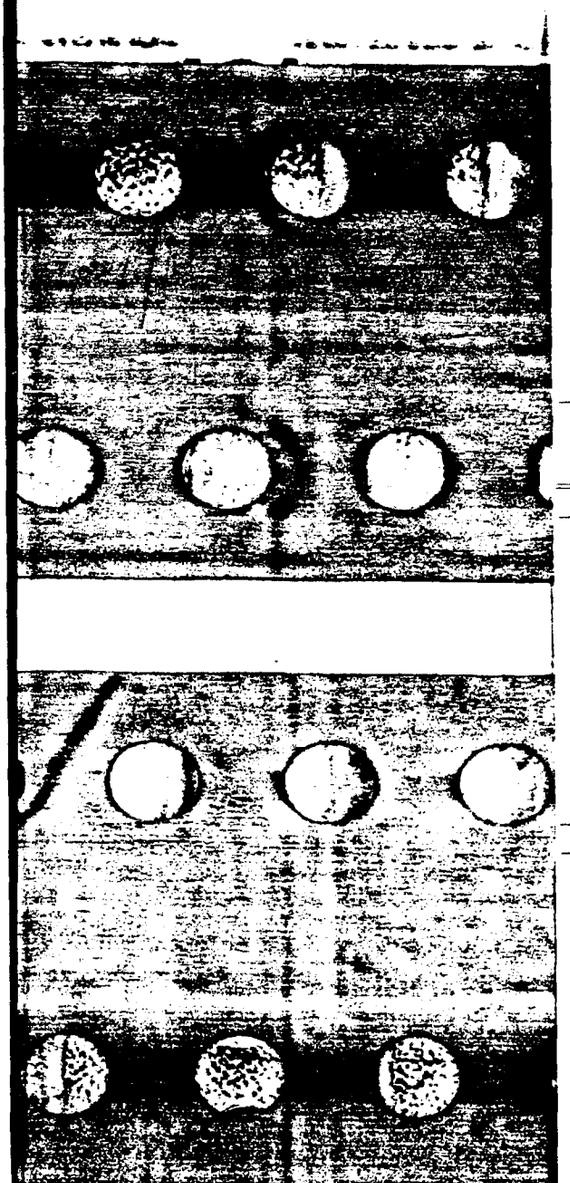
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the Assistant Secretary of the Union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

Karen C. Rogers
Notary Public

My Commission Expires:
9-28-91





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

RECEIVED OF _____

FOR _____

BOOK 8058 PAGE 195

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	24375.00
			CON TX	80.52
			PRFEE	1.00
			WDEED	9.00
			TOTAL	90.52
			CHECK	90.52
03/06/90	01		08:31 0001	9611

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

083911

IDENTIF. REFERENCE

MAR 6 8 29 AM '90

DAVIDSON COUNTY TN.

No. 298113