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 $27,500.00

Charles E Binkley
Affiant

Subscribed and sworn to before me, this 23rd day of April, 1990.

Karen C. Regg
Notary Public

My Commission Expires: 9 Sept 91

21065

IDENTIF. REFERENCE

APR 24 8 34 AM '90

DAVIDSON COUNTY, TN.

RUSH

Address New Owners As Follows: Wilma M. Regg
371 Cumberland Hills Drive
Madison, Tennessee 37115

Send Tax Bills To: Same

Map-Parcel Nos.
119-6-314
6DA 14377

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 6th day of April, 1990, by and between Union Financial Corporation, SUBSTITUTE TRUSTEE, FIRST PARTY, and Charles E. Binkley and Wilma M. Regg, SECOND PARTY,

3793 04/24 0101 03CHECK 100.75

WITNESSETH:

WHEREAS, by a deed of trust dated May 2, 1978, of record in Book 5281, page 22, Register's Office for Davidson County, Tennessee, Robert C. Pritchett, Sr. and wife, Frances I. Pritchett 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-Eight Thousand Five Hundred and no/100 ($28,500.00) Dollars, payable to the order of Home Federal Savings and Loan Association; and

WHEREAS, Robert C. Pritchett, Sr. and wife, Frances I. Pritchett subsequently conveyed said real property secured thereby and said indebtedness was assumed by Joe F. Wall and Partners, as evidenced by Assumption and Modification Agreement with Release of record in Book 6603, page 652, said Register's Office; and

WHEREAS, Metropolitan Federal Savings and Loan Association is successor by merger to Home Federal Savings and Loan Association; 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 March 15, 22 and 29, 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 April 6, 1990; and

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Twenty-Seven Thousand Five Hundred and no/100 ($27,500.00) 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. 2 on the Plan of Rosewood Estates, Section II, as of record in Book 4955, page 125, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Robert C. Pritchett, Sr. and wife, Frances I. Pritchett, by deed from Cool Valley Corporation, of record in Book 5281, page 16, Register's Office for said County. By deed of record in BOok 5396, page 904, said Register's Office, Robert C. Pritchett, Sr.

and wife, Frances I. Pritchett conveyed their interest in subject property to Dorothy Dodd Tucker. The said Dorothy Dodd Tucker having since died and devised subject property, as evidenced in Petition for Ancillary Administration (No. 74865) in the Probate Court for Davidson County, Tennessee, to Susan Tucker Utterback and Sally Caldwell Tucker. The said Susan Tucker Utterback and Sally Caldwell Tucker conveyed their interest in subject property to Investment Properties I of record in Book 6541, page 171, said Register's Office.

This property is located at 205 Jay Drive, 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)

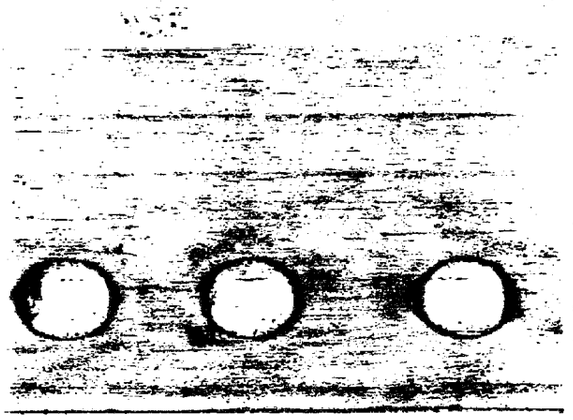
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the Assistant Secretary of the Union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

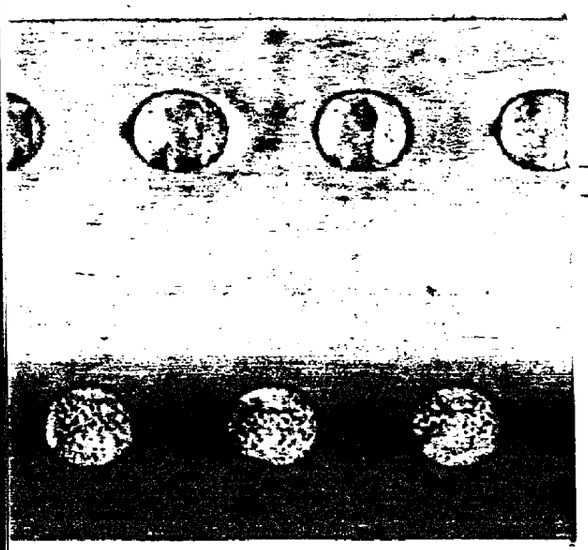
Witness my hand and seal at office in Nashville, Tennessee, this 23rd day of April, 1990.

Notary Public

My Commission Expires:
4-28-91

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





RECEIVED OF _____

FOR _____

BOOK 8094 PAGE 235

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 27500.00
CON TX 90.75
PRFEE 1.00
WDEED 9.00
TOTAL 100.75
CHECK 100.75

04/24/90 01 08:33 0001 3793

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21065

IDENTIF. TREFERENCE

APR 24 8 34 AM '90

DAVIDSON COUNTY TN.

No. 312867