Box 12

BOOK 8098 PAGE 380

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 $352,500.00.

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 6th day of April, 1990.

Karen C. Rogers
Notary Public

My Commission Expires: 4-24-91

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

93-9-303, 8W01505
93-13-90, 8W5580

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 Metropolitan Federal Savings and Loan Association, SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust dated October 24, 1988, of record in Book 7688, page 38, Register's Office for Davidson County, Tennessee, Rodney I. Wise, Trustee, conveyed to Edwin W. Moats, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Four Hundred Seventy-Five Thousand and no/100 ($475,000.00) Dollars, payable to the order of Metropolitan Federal Savings and Loan Association; and

WHEREAS, Edwin W. Moats, 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, 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 Three Hundred Fifty-Two Thousand Five Hundred and no/100 ($352,500.00) 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 Lots 300, 301, 302 and 333 on the Plan of McNairy's West Nashville Lots, as of record in Minute Book "C" pages 136 and 137, and Plan Book 1, page 15, Chancery Court at Nashville.
>
> Said Lots No. 300, 301, and 302 front 50 feet each on the southerly side of Laurel Street, and run back between parallel lines 175 feet to an alley, said Lot No. 302 running back with the easterly margin of 12th Avenue, South.
>
> Said Lot No. 333 fronts 50 feet on the easterly side of 12th Avenue, South, and runs back between parallel lines with the southerly margin of an alley, 150 feet to the westerly line of Lot No. 329.
>
> Being the same property conveyed to R. W. Bolster Realty & Properties, Inc., by deed from Rodney I. Wise, Trustee, and Alan L. Saturn, individually, and Rodney I. Wise, individually, and R. W. Bolster & Associates, Inc., a Tennessee corporation, of record in Book 7815, page 628, Register's Office for said County.
>
> This property is located at 300-306 12th Avenue, South, Nashville, Tennessee 37203.

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 6th day of April, 1990.

Notary Public

My Commission Expires:
4-26-91



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

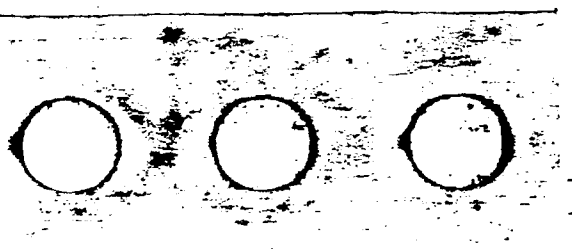
RECEIVED OF _____

FOR _____

BOOK 8098 PAGE 383

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
352500.00
CON TX 1163.25
PRFEE 1.00
WDEED 9.00
TOTAL 1173.25
CHECK 1173.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/30/90 01 11:58 0001 5649

22555

IDENTIF. REFERENCE

APR 30 11 58 AM '90

DAVIDSON COUNTY

No. 314704