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BOOK 8098 PAGE 385

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 $18,750.00.

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 4th day of April, 1990.

Karen C. Rogers
Notary Public

My Commission Expires: 4-28-91

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

83-9-353
23W-07200

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 November 10, 1983, of record in Book 6174 page 485, Register's Office for Davidson County, Tennessee, Ruby Jewel Marks, unmarried, 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-Six Thousand and no/100 ($26,000.00) Dollars, payable to the order of Metropolitan 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

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IDENTIF. REFERENCE

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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 Eighteen Thousand Seven Hundred Fifty and no/100 ($18,750.00) 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 the westerly 42.7 feet of Lot No. 65 on the Plan of the Subdivision of the Lindsley 29 acre tract, as of record in Book 57, page 66, Register's Office for said County.
>
> Said part of Lot No. 65 fronts 42.7 feet on the northerly side of Forrest Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Richard L. Wright and wife, Susie Mai Wright, by deed from Maude V. Treacy, James Earl Bass and wife, Mary Love Bass, of record in Book 2086, page 105, Register's Office for Davidson County, Tennessee. The said Susie Mai Wright having predeceased Richard L. Wright, and being the same property devised to Darlene Marks, by will of Richard L. Wright, deceased, of record in Will Book 113, page 471, Probate Court for Davidson County, Tennessee. By quitclaim deed of record in Book 5773, page 180, said Register's Office, Darlene Marks conveyed a one-half undivided interest to Ruby Jewel Marks. By quitclaim deed of record in Book 5773, page 802, said Register's Office, Charles Vantrease and wife, Pricella Darlene Marks Vantrease conveyed their interest to Ruby J. Marks, one and the same person as Ruby Jewel Marks.

This property is located at 1521 Forrest Avenue, Nashville, 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

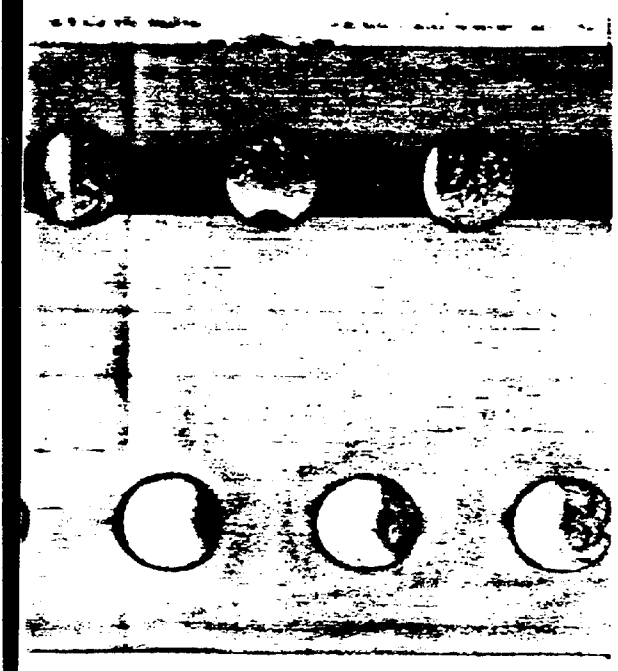
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

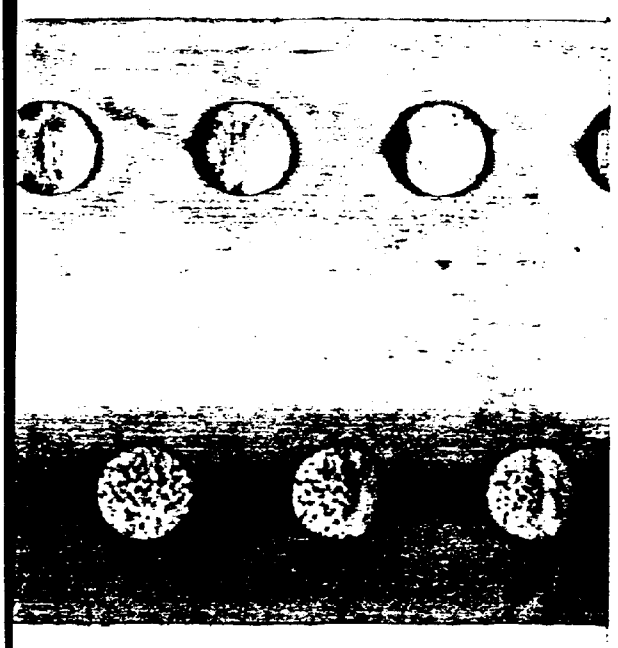
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the Assistant Secretary of the Union 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 4th day of April, 1990.

Karen C. Rogers
Notary Public

My Commission Expires:
6-26-91





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

**RECEIVED OF** _____

**FOR** _____

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| | | |
|---|---|---|
| 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 | 18750.00 |
| CON TX | 61.71 |
| PRFEE | 1.00 |
| WDEED | 9.00 |
| TOTAL | 71.71 |
| CHECK | 71.71 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

04/30/90 01 11:58 0001 5651

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IDENTIF. REFERENCE

APR 30 11 59 AM '90

DAVIDSON COUNTY

**No. 314706**