STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of April, 1990.

Notary Public

My Commission Expires: 9-28-91

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

4690 05/25 0101 03CHECK 356.50

Address new owners as follows:	Send Tax Bills To:	Map-Parcel Numbers
Union Financial Corporation 230 Fourth Avenue North Nashville, TN 37219	SAME	FH 25825 130-12-B-1-CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, SHEARON-ABBOTTSFORD, a joint venture by a Deed of Trust, Assignment of Rents and Security Agreement (the "Deed of Trust") dated May 2, 1988, of record in Book 7532, page 160, Register's Office for Davidson County, Tennessee, conveyed to Glenn L. Lawrence, Trustee, the hereinafter real property to secure the payment to Union Financial Corporation of indebtedness more particularly described therein; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Book 8065, page 829, Register's Office for said County; and

WHEREAS, default was made in the payment of the indebtedness secured; and

WHEREAS, the owner and holder of the indebtedness demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record on March, 22, 1990, March 29, 1990 and April 5, 1990; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the south door of the Davidson County Courthouse in Nashville, Tennessee, at 10:00 o'clock A.M. on Monday, April 16, 1990, and **UNION FINANCIAL CORPORATION** (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property at and for the sum of **ONE HUNDRED FIVE THOUSAND AND NO/100 ($105,000.00) DOLLARS** which amount was set off against the secured indebtedness.

NOW, THEREFORE, Wesley D. Turner, in his capacity as Substitute Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, and its successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Steeple Chase Hills, as of record in Book 6250, page 552, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shearon-Abbottsford, a joint venture, by deed from William E. Powell, Sr., unmarried, of record in Book 6804, page 913, Register's Office for said County.

The property address is Lot 1 Steeple Chase Hills, Nashville, Tennessee 37215.

This conveyance is made subject to any and all unpaid taxes that may be a lien against said property; Matters shown on the Plan of record in Book 6250, page 552, Register's Office for said County; Declaration of Protective Covenants, Conditions, and Restrictions for Steeple Chase Hills, including right of first refusal and liens for annual assessment, of record in Book 6599, page 268, Register's Office for said County; Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7430, page 171 and Book 7430, page 206, Register's Office for said County; rights of parties in possession; easements or claims of easements not shown by the public records; matters which an accurate survey of the premises would disclose; and any other matters not subordinate to the Deed of Trust foreclosed upon.

TO HAVE AND TO HOLD the aforesaid real estate free from all legal, equitable, and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of

which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Wesley D. Turner, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, and its successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, this instrument has been executed on this the 17th day of April, 1990.

Wesley D. Turner, Substitute Trustee
Wesley D. Turner, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WESLEY D. TURNER, TRUSTEE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of April, 1990.

Linda G. Turner
Notary Public

My Commission Expires: 9-11-90

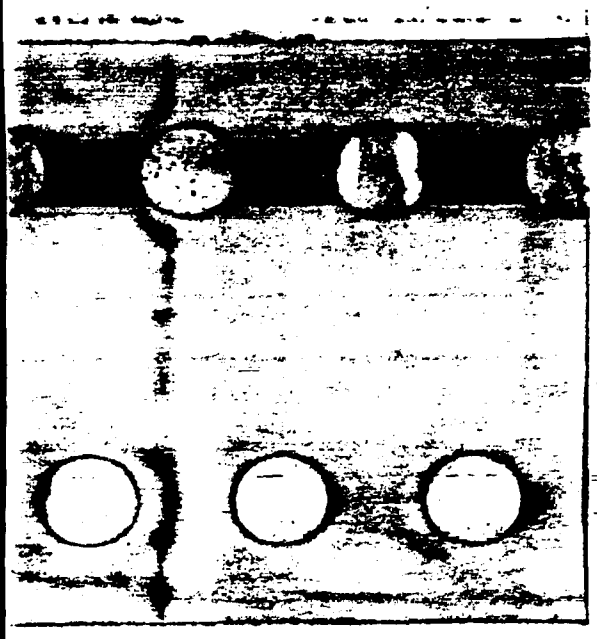
28805

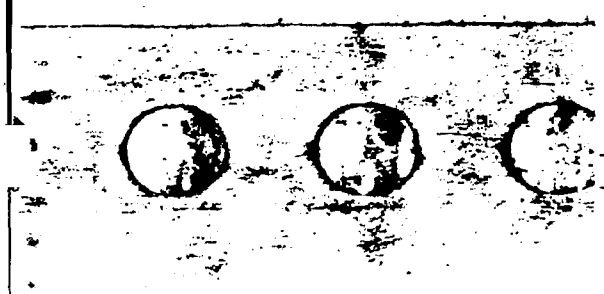
IDENTIFICATION REFERENCE

MAY 25 9 03 AM '90

DAVIDSON COUNTY, TN

MAIL ENV.







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

RECEIVED OF _____

FOR _____

BOOK 8116 PAGE 323

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 105000.00
CON TX 346.50
PRFEE 1.00
MDEED 9.00
TOTAL 356.50
CHECK 356.50

05/25/90 01 09:04 0001 4690

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28805

IDENTIFICATION REFERENCE

MAY 25 9 03 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 322098