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 $65,000.00

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 20th day of July, 1990.

Notary Public

My Commission Expires: 9-28-91

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

117-13-B-67
7DA 91419

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 20th day of July, 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 August 5, 1987, of record in Book 7319, page 228, as amended in Book 7467, page 239, and Book 7641, page 323, Register's Office for Davidson County, Tennessee, Faith B. Morford, a single woman conveyed to Glenn L. Lawrence, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Eighty-Six Thousand Three Hundred Sixteen and 72/100 ($86,316.72) Dollars, payable to the order of Metropolitan Federal Savings and Loan Association; and

WHEREAS, Glenn L. Lawrence, 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 June 28, July 5 and 12, 1990; and

WHEREAS, the First Party appeared and caused the said property to be sold in the lobby of the Courthouse in Davidson County, Tennessee, on July 20, 1990; and

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Sixty-Five Thousand and no/100 ($65,000.00) 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, being a certain building site identified as Lot No. 610 on the Plan of Abbottsford of record in Plat Book 6250, pages 419-421, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Faith B. Morford, a single woman by deed from Abbott Martin Corporation of record in Book 6749, page 690, Register's Office for said County.
>
> This property is located at Lot 610, Abbottsford Subdivision, 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.

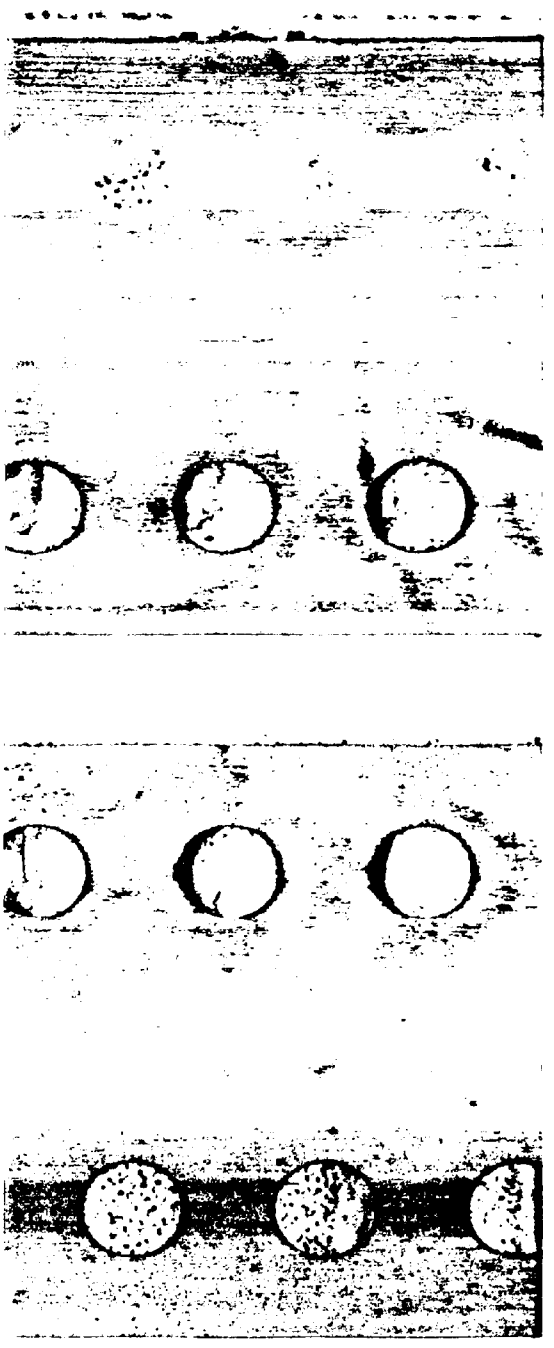
Witness my hand and seal at office in Nashville, Tennessee, this 20th day of July, 1990.

Notary Public

My Commission Expires:

4 3 1 6 3

JUL 20 3 56 PM '90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8157 PAGE 626

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	65000.00
			CON TX	214.50
			PRFEE	1.00
			MISCFEE	9.00
			TOTAL	224.50
			CHECK	224.50

07 20 90 01 15:57 0001 2151

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43163

REGISTER'S OFFICE

Jul 20 3 57 PM '90

No. 338968