Box 12

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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 $30,000.00

Elizabeth M. Wilson
Affiant

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

Karen C. Rogers
Notary Public

My Commission Expires: 5-9-91

Address New Owners As Follows: Send Tax Bills To: Map-Parcel Nos.
Metropolitan Federal Savings and Loan Association — Same — 133-8-63
230 Fourth Avenue, North
Nashville, Tennessee 37219
5DU 64138

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 31, 1979, of record in Book 5492, page 978, as amended by Extension Agreement of record in Book 6780, page 655, and Book 7796, page 152, Register's Office for Davidson County, Tennessee, William H. Smithson and wife, Dorothy Ann Smithson conveyed to Attorneys Title Company, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Forty-Eight Thousand and no/100 ($48,000.00) Dollars, payable to the order of Home Federal Savings and Loan Association; and

WHEREAS, Metropolitan Federal Savings and Loan Association is successor by merger to Home Federal Savings and Loan Association; and

WHEREAS, William H. Smithson and wife, Dorothy Ann Smithson subsequently conveyed said real property and said indebtedness

was assumed by Dr. Ade Oni, M. D. and wife, Lola Oni, as evidenced by Assumption Agreement with Release, dated February 28, 1983, not of record; and

WHEREAS, Attorneys Title Company, 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 Thirty Thousand and no/100 ($30,000.00) 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 Lot No. 29, Addition to Greenwood Hills, Section Two, as of record in Book 5200, page 62, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Dr. Adedamola Oni and wife, Omolola Oni, by deed from J. Brent Hurd, Trustee, of record in Book 6013, page 527 said Register's Office. The said Dr. Adedamola Oni having conveyed his interest in subject property to Omolola Oni by Quitclaim

Deed of record in Book 6488, page 951, said Register's Office. By deed of record in Book 6580, page 422, said Register's Office, a tenancy by the entirety was created in Dr. Adedamola Oni and wife, Omolola Oni.

This property is located at 224 Brevard Court, 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 20th day of July, 1990.

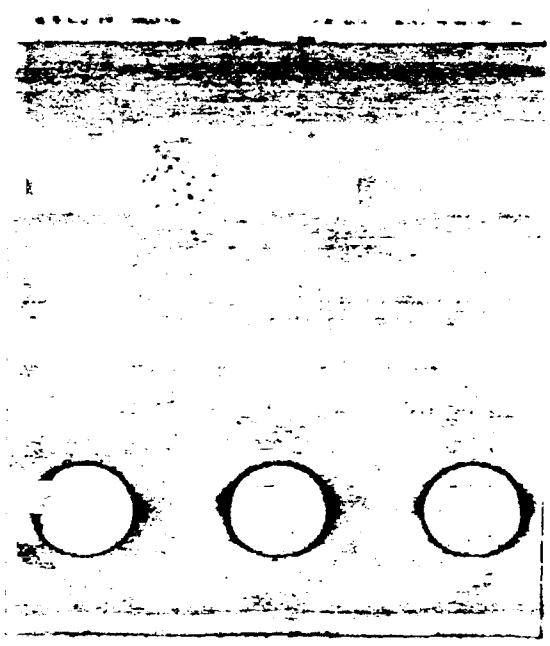
Karen C. Rogers
Notary Public

My Commission Expires:

4 3 1 6 8

Jul 20 4 04 PM '90

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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 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 30000.00
CON TX 99.00
PRFEE 1.00
WDEED 9.00
TOTAL 109.00
CHECK 109.00

07 20 90 01 16:04 0001 2157

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43166

TENNESSEE

Jul 20 4 04 PM '90

No. 338973