12

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 $431,250.00.

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 3rd day of August, 1990.

Karen C. Rogers
Notary Public

My Commission Expires: 9-28-91

47262

IDENTIFICATION REFERENCE

Aug 6 11 04 AM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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

034-06-030
10D 42040

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 3rd day of August, 1990, by and between Union Financial Corporation, SUBSTITUTE TRUSTEE, FIRST PARTY, and Metropolitan Federal Savings and Loan Association, SECOND PARTY,

7364 08/06 0101 03CHECK 1435.96

WITNESSETH:

WHEREAS, by a deed of trust dated March 23, 1987, of record in Book 7177, page 484, Register's Office for Davidson County, Tennessee, Spring Branch Associates conveyed to Glenn L. Lawrence, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of One Hundred Sixty Thousand and no/100 ($160,000.00) 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 July 12, 19, and 26, 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 August 3, 1990; and

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Four Hundred Thirty-One Thousand Two Hundred Fifty and no/100 ($431,250.00) 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:

Being a parcel of land lying in Davidson County, Tennessee and being bounded on the South by Edgefield Junction Road (Myatt Drive); on the West by Lafayette Boaz, Sr., and Rivergate Surgical Associates; on the North by Carlyle Apple and Hubert Baker; on the East by Homer Tomlinson and being more particularly described as follows:

BEGINNING at a point in the North right-of-way line of Edgefield Junction Road (Myatt Drive), said point being a corner common with Lafayette Boaz, Sr., and being located Easterly 891 feet, more or less, from the East right-of-way return of Spring Branch Road;

THENCE with Boaz and Rivergate Surgical Associates, North 73 deg. 33 min. 41 sec. East, 384.23 feet to a point, a corner common with Rivergate Surgical Associates in the South line of Carlyle Apple and Hubert Baker;

THENCE with Apple and Baker, South 55 deg. 52 min. 00 sec. East, 183.02 feet to a point, a corner common with Homer Tomlinson in the South line of Apple and Baker;

THENCE with Tomlinson, South 73 deg. 33 min. 41 sec. West, 447.91 feet to a point, a corner common with Tomlinson in the North right-of-way line of Edgefield Junction Road (Myatt Drive);

THENCE with the North right-of-way of Edgefield Junction Road, on a curve to the left, the radius of which is 890.00 feet, the central angle of which is 09 deg. 43 min. 16 sec. the chord of which is North 36 deg. 49 min. 51 sec. West, 150.82 feet, along the curve distance of 151.00 feet to the point of beginning.

Containing 58,497 square feet, (1.343 acres, more or less).

Being the same property conveyed to Samuel E. Bender and wife, Estella Bender, by deed of record in Book 3404, page 589, Register's Office for Davidson County, Tennessee, the said parties having since divorced.

Also being the same property conveyed to Spring Branch Associates, by deed from Samuel E. Bender, unmarried, and Estella Bender, unmarried, as tenants in common, as of record in Book 7177, page 479, Register's Office for Davidson County, Tennessee.

Said property is located at Myatt Drive and Spring Branch.

Said sale may be subject to lease rights, if any, under a certain Lease Agreement by and between Samuel E. Bender and Estella Bender, as Lessors, and Omni Outdoor Advertising of Nashville, Inc., as Lessee, not of record but as referenced in that certain Memorandum of Billboard Leases and Collateral Assignment of Billboard Location Leases dated September 26, 1984, between Omni Outdoor Advertising of Nashville, Inc., and Nashville City Bank & Trust Company, of record in Book 6398, page 243, RODC, and as amended by Amendment to Memorandum of Billboard Leases and Collateral Assignment of Billboard Location Leases dated October 23, 1986, between Omni Outdoor Advertising of Nashville, Inc., and Nashville City Bank & Trust Company, of record in Book 7032, page 317, RODC, and as further referenced in UCC Financing Statement, Form UCC-1 dated November 5, 1986, between Omni Outdoor Advertising of Nashville, Inc., and Nashville City Bank & Trust Company, of record in Book 7032, page 292, RODC; and to Real Estate Lease dated January 29, 1988, by and between Spring Branch Associates, Lessor, and Omni Outdoor Advertising, Lessee, of record in Book 7650, page 47, Register's Office for said County.

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

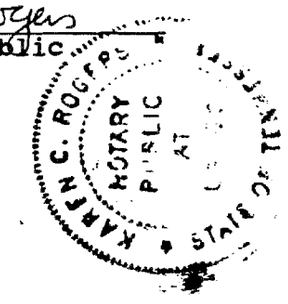
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 3rd day of August, 1990.

Karen C. Rogers
Notary Public

My Commission Expires:
9-28-91



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

RECEIVED OF _____

FOR _____

BOOK 8168 PAGE 770

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 431250.00
CON TX 1422.96
PRFEE 1.00
MDEED 12.00
TOTAL 1435.96
CHECK 1435.96

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/06/90 01 11:07 0001 7364

47262

IDENTIFICATION REFERENCE

AUG 6 11 05 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 343829