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 $150,000.00

Elizabeth M. Wilson
Affiant

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

Karen C. Rogers
Notary Public

My Commission Expires: [illegible]

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

160-02-036
OH 03990

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,

WITNESSETH:

WHEREAS, by a deed of trust dated April 25, 1988, of record in Book 7526, page 249, Register's Office for Davidson County, Tennessee, Adedamola Oni and wife, Lola Oni conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Two Hundred Thousand Eight Hundred and no/100 ($200,800.00) 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

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 One Hundred Fifty Thousand and no/100 ($150,000.00) 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, Tennessee, being Lot No. 2 on the Map of Section Two, Forrest Acres Subdivision, of record in Book 1424, page 17, Register's Office for Davidson County, Tennessee.

BEGINNING at a point, which is an iron pin, in the westerly margin of Franklin Pike at the southeast corner of Lot No. 2; thence along the said Pike North 6° 20' East 193.1 feet to a concrete monument at the beginning of a curve; thence around the said curve in the northwesterly direction 32.64 feet to a concrete monument in the South margin of Redwood Drive; thence along the said drive westerly 488.3 feet to the corner of Lots No. 2 and 4; thence along the line between said lots, 211.8 feet; thence easterly 510 feet to the beginning.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance, is the following described tract of land which was conveyed to the State of Tennessee by deed from C. E. Kord and wife, Katie M. Kord, of record in Book 3710, page 165, said Register's Office:

BEING the easterly part of Lot No. 2 on the Map of Section Two, Forrest Acres Subdivision, of record in Book 1424, page 17, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southeast corner of said Lot No. 2 and runs with C. E. Kord's South boundary line, North 83° 45' West 29 feet to a point; thence North 24° 28' 30" East 222 feet to a point in the South margin of Redwood Drive; thence with said margin South 83° 45' East 220 feet to a point; thence with a curve to the left being the margin of Redwood Drive and U. S. Highway #31, 32.6 feet to a point; thence with the West margin of U. S. Highway #31, South 10° 18' West 193.1 feet to the point of beginning, containing 1.31 acres, more or less.

Being the same property conveyed to Adedamola Oni and wife, Lola Oni, by deed from Leon Hampton and Roy Osborne, of record in Book 7526, page 245, Register's Office for said County.

This property is located at 5301 Franklin Road, Nashville, Tennessee 37220.

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.

47263

IDENTIFICATION REFERENCE

AUG 6 11 05 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

UNION FINANCIAL CORPORATION
a Tennessee Corporation
Substitute Trustee

By: Elizabeth M. Wilson
Elizabeth M. Wilson
Assistant Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

7365 08/06 0101 03CHECK 505-00

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

KAREN C. ROGERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

RECEIVED OF _____

FOR _____

BOOK 8168 PAGE 774

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	150000.00
CON TX	495.00
PRFEE	1.00
MDEED	9.00
TOTAL	505.00
CHECK	505.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/06/90 01 11:08 0001 7365

47263

IDENTIFICATION REFERENCE

AUG 6 11 05 AM '90

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 343830