12 Spec A

BOOK 8178 PAGE 247

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 $47,544.65.

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 17th day of August, 1990.

Lynda L Spencer
Notary Public

My Commission Expires: 7/4/23, 1994

Address New Owners As Follows: Send Tax Bills To: Map-Parcel Nos.
Tennessee Housing Development Agency — Same — 65-13-57
401 Church Street, Suite 700 — 4D-60408
Nashville, Tennessee 37219

1496 08/20 0101 03CHECK 166.75

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 17th day of August, 1990, by and between Union Financial Corporation, SUBSTITUTE TRUSTEE, FIRST PARTY, and Tennessee Housing Development Agency, SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust dated March 6, 1984, of record in Book 6243, page 873, Register's Office for Davidson County, Tennessee, Ruby H. Zipperer, unmarried conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Forty-Six Thousand One Hundred Fifty and no/100 ($46,150.00) Dollars, payable to the order of Tennessee Housing Development Agency; 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

5073 9

REGISTER'S OFFICE
Aug 20 10 48 AM '90

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 26, August 2 and 9, 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 17, 1990; and

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Forty-Seven Thousand Five Hundred Forty-Four and 65/100 ($ 47,544.65) 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. 307-A on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, pages 182 and 183, said Register's Office, as amended in Book 5190, page 777, Register's Office for said County, and further amended in Book 6050, page 24, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ruby H. Zipperer, by deed from Marion Thurman and wife, Eva M. Thurman, of record in Book 6243, page 870, Register's Office for said County.
>
> This property is located at 4723 Cascade Drive, Old Hickory, Tennessee 37138.

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

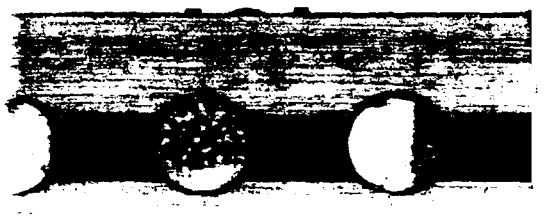
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

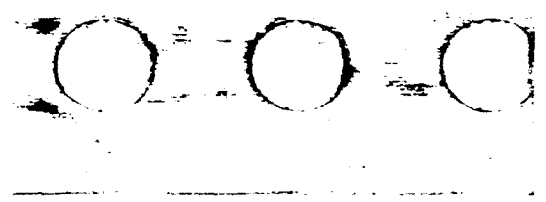
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the Assistant Secretary of the Union 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 17th day of August, 1990.

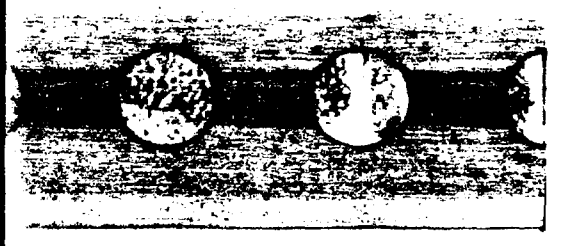
Linda L Sooter
Notary Public

My Commission Expires:
May 23, 1994









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8178 PAGE 250

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	47544.65
CON TX	156.75
PRFEE	1.00
WDEED	9.00
TOTAL	166.75
CHECK	166.75

08/20/90 01 10:50 0001 1496
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5073.9

IDENTIFICATION REFERENCE

AUG 20 10 48 AM '90

FELIX Z WILSON REGISTER

No. 347915