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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 $33,750.00.

Affiant

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

Notary Public

My Commission Expires: 5/23/94

5074.5

Aug 20 10 52 AM '90

Address New Owners As Follows: Send Tax Bills To: Map-Parcel Nos.
Metropolitan Federal Savings and Loan Association — Same — 96-16-142
230 Fourth Avenue, North — 3D 81515
Nashville, Tennessee 37219

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 Metropolitan Federal Savings and Loan Association, SECOND PARTY,

1502 08/20 0101 03CHECK 121.21

WITNESSETH:

WHEREAS, by a deed of trust dated January 26, 1988, of record in Book 7458, page 358, Register's Office for Davidson County, Tennessee, James T. McLean, unmarried, and Harry G. Hemmerly and wife, Robbie M. Hemmerly conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Thirty-Eight Thousand Two Hundred and no/100 ($38,200.00) 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 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 Thirty-Three Thousand Seven Hundred Fifty and no/100 ($ 33,750.00) 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. 248A on the Zone Lot Division of Lots 248, 249, 250, 251, 252 and 253 of the Plan of Larchwood, Section III, of record in Plat Book 6250, page 524, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to James T. McLean and Harry G. Hemmerly and wife, Robbie M. Hemmerly, by deed from James M. Fischer, Jr., and wife, Mary V. Fischer, of record in Book 6472, page 324, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 7708, page 997, said Register's Office, Harry G. Hemmerly and wife, Robbie M. Hemmerly conveyed their interest in subject property to James T. McLean.
>
> This property is located at 3308 Percy Priest Drive, Nashville, Tennessee 37214.

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
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.

_____
Notary Public

My Commission Expires:
May 23, 1994

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	33750.00
CON TX	111.21
PRFEE	1.00
WDEED	9.00
TOTAL	121.21
CHECK	121.21

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/20/90 01 10:54 0001 1502

50745

IDENTIFICATION REFERENCE

AUG 20 10 52 AM '90

FELIX Z. WILSON, REGISTER

No. 347921