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 $36,625.00.

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 24th day of August, 1990.

Karen C. Rogers
Notary Public

My Commission Expires: 9-28-91

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

073-07-189
3DZ 85835

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 24th 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 December 5, 1985, of record in Book 6733, page 771, Register's Office for Davidson County, Tennessee, Cabin Hill Investments, a partnership, 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-Three Thousand One Hundred and no/100 ($43,100.00) 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 August 2, 9 and 16, 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 24, 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-Six Thousand Six Hundred Twenty-Five and no/100 ($36,625.00) 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. 23A on the Plan of Cabin Hill, Zone Lot Division of Lots 22 through 26, 38 and 39, Section 4, and Lots 41, 42 and 43, Section 3, of record in Book 6250, page 523, 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 Cabin Hill Investments, a partnership, by deed from Calvin L. Tate and wife, Teresa L. Tate, of record in Book 6733, page 762, Register's Office for said County. By quitclaim deed of record in Book 7725, page 612, said Register's Office, Cabin Hill Investments, a Tennessee general partnership conveyed subject property to Calvin L. Tate.
>
> This property is located at 2409 Robbie Court, 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
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 24th day of August, 1990.

Karen C. Rogers
Notary Public

My Commission Expires:
9-28-91

3466 08/27 0101 03CHECK 130.78

5241.4

IDENTIFICATION

AUG 27 10 01 AM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8182 PAGE 528

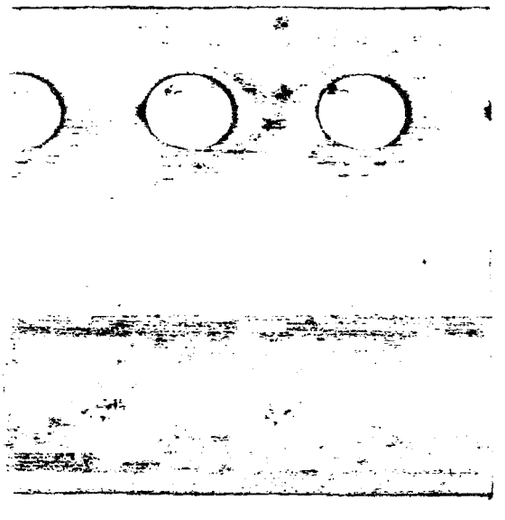
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 35625.00
CON TX 120.78
PRFEE 1.00
WDEED 9.00
TOTAL 130.78
CHECK 130.78

08/27/90 01 10:05 0001 3466

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



5241.4

IDENTIFICATION REFERENCE

AUG 27 10 02 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 349856