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 $ 22,500.00.

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 31 day of August, 1990.

Lynda L Spoonts
Notary Public

My Commission Expires: May 23, 1994

54937

SEP 5 11 53 AM '90

Address New Owners As Follows:
Metropolitan Federal
P. O. Box 995
Nashville, TN 37219-0995

Send Tax Bills To:
Same

Map-Parcel Nos.
147-2-B-009.00
6DU-81008

6112 09/05 0101 03CHECK 84.25

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 31st 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 28, 1983, of record in Book 6205, page 56, Register's Office for Davidson County, Tennessee, Arthur C. Coble, Jr. and wife, Browndalyn J. Coble; Charles B. Hand and wife, Kathleen S. Hand; and L. Allen Dixon and wife, Carol Jenise Dixon, conveyed to Stephen C. Baker, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Thirty-Seven Thousand Nine Hundred and no/100 ($37,900.00) Dollars, payable to the order of Town & Country Properties, Inc.; and

WHEREAS, Arthur C. Coble, Jr. and wife, Browndalyn J. Coble; Charles B. Hand and wife, Kathleen S. Hand; and L. Allen Dixon and wife, Carol Jenise Dixon, subsequently conveyed said real property to Ginger Whetstone as evidenced by a deed of record in Book 6839, page 750, said Register's Office; and

WHEREAS, Town & Country Properties, Inc. subsequently sold and endorsed said note to Metropolitan Federal Savings and Loan Association; and

WHEREAS, Stephen C. Baker, 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 9, 16 and 23, 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 31, 1990; and

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Twenty Two Thousand Five Hundred and NO/100 ($ 22,500.00) 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 Unit A-109, of Caldwell Court Condominiums, created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, as established by a Master Deed, of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is

hereby made to the plat of Caldwell Court Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Arthur C. Coble, Jr., L. Allen Dixon and Charles B. Hand, Jr., by deed from Town & Country Properties, Inc., of record in Book 6205, page 52, Register's Office for said County. By deed of record in Book 6839, page 750, said Register's Office, Arthur C. Coble, Jr. and wife, Browndalyn J. Coble, L. Allen Dixon and wife, Carol Jenise Dixon, and Charles B. Hand, Jr., conveyed their interest in subject property to Ginger Whetstone.

This property is located at Caldwell Condominium Unit A-109, 550 Harding Place, Nashville, Tennessee 37211.

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

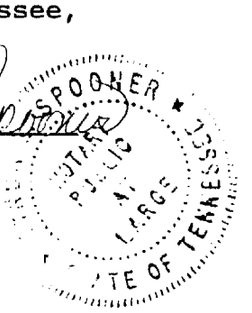
By: Elizabeth M. Wilson
Elizabeth M. Wilson
Assistant Secretary

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 31st day of August, 1990.

Lynda L Spooner
Notary Public



My Commission Expires:
May 23, 1994

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8189 PAGE 460

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	22500.00
CON TX	74.25
PRFEE	1.00
WDEED	9.00
TOTAL	84.25
CHECK	84.25

09/05/90 01 11:55 0001 6112

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54937

IDENTIFICATION REFERENCE

SEP 5 11 53 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 352798