Bot 12

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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 $45,000.00

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 21st day of September, 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	86-10-97 4D 91919

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 21st day of September, 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 19, 1988, of record in Book 7732, page 629, Register's Office for Davidson County, Tennessee, Percy Priest Woods, a joint venture, conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Fifty-Three Thousand Five Hundred and no/100 ($53,500.00) 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 30, September 6 and 13, 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 September 21, 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-Five Thousand and no/100 ($45,000.00) 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. 12B on the Plan of Lakeside Woods Estates, Section II, Zone Lot Division of Lots 12, 57, 63, and 82, of record in Book 6900, page 244, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Percy Priest Woods, a joint venture, by deed from Peyton Properties, Inc., of record in Book 7868, page 741, Register's Office for said County.
>
> This property is located at 12-B Lakeside Place, Hermitage, Tennessee.

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.

Said conveyance is subject to:

1. Title to that portion of the premises lying within the bounds of any graveyard with all rights of ingress and egress thereto;

2. Claims of others, if any, in and to that portion of the premises lying west and south of a fence line located along a portion of the westerly and southerly portion of the property described in Deed Book 6231, page 572, said Register's Office;

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 21st day of September, 1990.

Karen C Rogers
Notary Public

My Commission Expires:
4-28-91

5 9 1 5 5

TENNESSEE REAL ESTATE TRANSFER
SEP 21 1 15 PM '90
STATE OF TENNESSEE
DAVIDSON COUNTY

4275 09/21 0101 03CHECK 158.50

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	45000.00
CON TX	148.50
PRFEE	1.00
WDEED	9.00
TOTAL	158.50
CHECK	158.50

09/21/90 01 13:19 0001 1123

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

591155

IDENTIFICATION REFERENCE

SEP 21 1 15 PM '90

FELIX Z. WILSON, II
REGISTER

No. 357742