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 $29,291.48.

Charles L. Pearman Jr
Affiant

Subscribed and sworn to before me, this 9th day of November, 1990.

Karen C. Rogers
Notary Public

My Commission Expires: 9-25-91

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

083-05-279
23W 10185

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 9th day of November, 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 July 3, 1980, of record in Book 5622, page 141, Register's Office for Davidson County, Tennessee, Pankaj Shah, unmarried, and Frank M. Oley, 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 Thirty-Nine Thousand and no/100 ($39,000.00) Dollars, payable to the order of Home Federal Savings and Loan Association; and

WHEREAS, Pankaj Shah, unmarried, and Frank M. Oley, unmarried, subsequently conveyed said real property to Richard H. Shepherd and wife, Nancy Shepherd, as evidenced by a deed of record in Book 6277, page 518, said Register's Office; and

WHEREAS, Richard H. Shepherd and wife, Nancy Shepherd, subsequently conveyed said real property to Bobby R. Morefield,

as evidenced by a deed of record in Book 6604, page 859, said Register's Office; and

WHEREAS, Metropolitan Federal Savings and Loan Association is successor by merger to Home 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 October 18, 25, and November 1, 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 November 9, 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-Nine Thousand Two Hundred Ninety-One and 48/100 ($29,291.48) 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 the easterly 20 feet of Lot No. 15 and the westerly 30 feet of Lot No. 16 of Block "A" on the Plan of F. O. Beasley's Addition to East

Nashville, of record in Book 57, page 85, Register's Office for said County.

Said parts of Lots No. 15 and 16 front together 50 feet on the southerly side of Eastland Avenue, formerly the Vaughn Pike, and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Bobby R. Moorefield, by deed from Richard H. Shepherd and wife, Nancy Shepherd, of record in Book 6604, page 859, Register's Office for said County.

This property is located at 1302 Eastland Avenue, Nashville, Tennessee 37206.

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: Charles I. Pearman
Charles I. Pearman
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles I. Pearman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged himself to be the Vice President of the Union Financial Corporation, the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Vice President.

Witness my hand and seal at office in Nashville, Tennessee, this 9th day of November, 1990.

Karen C. Rogers
Notary Public

My Commission Expires: 9-28-91

KAREN C. ROGERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

72787 IDENTIF. TREFERENCE

NOV 15 4 06 PM '90 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

7587 11/15 0101 03CHECK 106.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8238 PAGE 312

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 29291.48
CON TX 96.69
PRFEE 1.00
WDEED 9.00
TOTAL 106.69
CHECK 106.69

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/15/90 01 16:06 0001 7587

72787

IDENTIF. REFERENCE

Nov 15 4 06 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 373603