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 $116,059.01.

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 21 day of December, 1990.

Notary Public

My Commission Expires: 9-29-94

Address New Owners As Follows: Send Tax Bills To: Map-Parcel Nos.
Metropolitan Federal Savings and Loan Association — Same — 145-13-16
230 4th Avenue North — FH-12450
Nashville, TN 3721905

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 17th day of December, 1990, by and between Union Financial Corporation, TRUSTEE, FIRST PARTY, and Metropolitan Federal Savings and Loan Association, SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust dated December 2, 1988, of record in Book 7721, page 367, Register's Office for Davidson County, Tennessee, James H. Flippen and wife, Laura Flippen conveyed to Union Financial Corporation, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of One Hundred Five Thousand Seventy One and 81/100 ($105,071.81) Dollars, payable to the order of Metropolitan Federal Savings and Loan Association; 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 November 22, 29, and December 6, 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 December 17, 1990; and

WHEREAS, Second Party being the successful bidder thereof, became the purchaser of said property at and for the sum of One Hundred Sixteen Thousand Fifty Nine and 01/100 ($116,059.01) 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. 116 on the Plan of Tyne Valley Estates, Section 5, of record in Book 3600, page 54, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James Hardin Flippen and Harden E. Flippen, tenants in common, by deed from Dewey L. Alford, Jr. and wife, Jewell Alford, of record inBook 4709, page 982, Register's Office for Davidson County, Tennessee, and being the same property vested in James Hardin Flippen and in Helen Duty Flippen, as devisee under the Last Will and Testament of H.E. Flippen and "upon her (Helen Duty Flippen) death, then to our son James Harden Flippen and our grandson Robert Ezell Flippen, Jr., on a pro-rata, one third to Robert Ezell Flippen, Jr. and two-thirds to James H. Flippen", of record in Will Book 122, page 600, Probate Court for Davidson County, Tennessee. By Quitclaim Deed of record in Book 7656, page 495, said Register's Office, the said Helen Duty Flippen and Robert Ezell Flippen, Jr., and wife, Lisa Flippen conveyed their interest to James Hardin Flippen.
>
> This property is located at 1604 Otter Creek Road, Nashville, Tennessee 37215.

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, 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
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 December, 1990.

Notary Public

My Commission Expires: 9-24-94

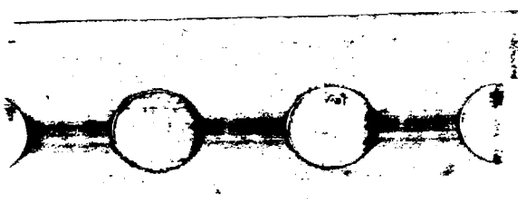
88 M 439

IDENTIF. TREFERENCE

DEC 21 3 48 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

1579 12/21 0101 03CHECK 393.13



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

RECEIVED OF _____

FOR _____

BOOK 8262 PAGE 953

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 116059.01
				CON TX 383.13
				PRFEE 1.00
				MDEED 9.00
				TOTAL 393.13
				CHECK 393.13

12/21/90 01 15:47 0001 1579

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81439

IDENTIF. REFERENCE

DEC 21 3 48 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 383969