Box 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 $18,288.00.

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 14th day of January, 1991.

Linda L Sparkes
Notary Public

My Commission Expires: May 23rd 1994

Address New Owners As Follows: Send Tax Bills To: Map-Parcel Nos.
Metropolitan Federal Savings and Loan Assoc. 119-14-0-A
230 Fourth Ave. North SAME 149.00 CO
Nashville, Tennessee 37219 6DA 35129

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 14th day of January, 1991, 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 June 30, 1983, of record in Book 6105, page 752, Register's Office for Davidson County, Tennessee, James S. F. Boyd and wife, Linda C. Boyd conveyed to Thomas C. Scott, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Twenty-Nine Thousand Nine Hundred Fifty and NO/00 ($29,950.00) Dollars, payable to the order of Home Service Corporation; and

WHEREAS, Home Service Corporation subsequently sold and endorsed said note to Metropolitan Federal Savings and Loan Association; and

WHEREAS, Thomas C. Scott 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 December 20, 27, 1990 and January 3, 1991; 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 January 14, 1991; and

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Eighteen Thousand Two Hundred Eighty-Eight and NO/100 ($18,288.00) 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. 149 on the Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.
>
> Being the same property conveyed to James S. F. Boyd, married, by deed from Home Service Corporation, of record in Book 6105, page 749, Register's Office for said County.
>
> This property is located at Kingswood Condominiums, Unit 149, 2929 Selena Drive, 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 14th day of January, 1991.

My Commission Expires: May 23rd, 1994

Notary Public

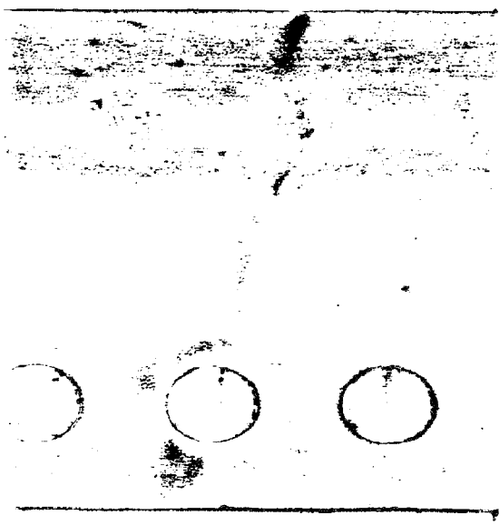
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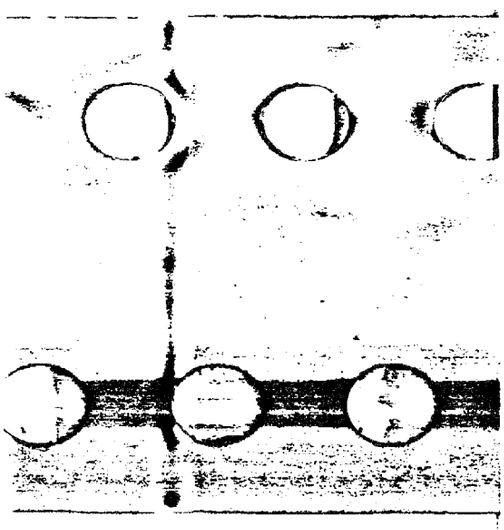
IDENTIF. REFERENCE

JAN 14 12 44 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

5374 01/14 0101 03CHECK 70-39





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	18288.00
CON TX	60.39
PRFEE	1.00
WDEED	9.00
TOTAL	70.39
CHECK	70.39

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/14/91 01 12:43 0001 5374

8603d

IDENTIF. TREFERENCE

JAN 14 12 44 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 389243