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 15th day of February, 1991.

Karen C. Rogers
Notary Public

My Commission Expires: 4-28-91

Address New Owners As Follows: Send Tax Bills To: Map-Parcel Nos.
Metropolitan Federal Savings and Loan Association — Same — 162-16-46 5DU 76500
230 Fourth Avenue, North
Nashville, Tennessee 37219

8356 02/20 0101 03CHECK 158.50

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 15th day of February, 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 September 27, 1985, of record in Book 6671, page 162, Register's Office for Davidson County, Tennessee, Maxie Patton, Trustee, with full power to sell, transfer, mortgage and convey without joinder of any beneficiary, 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-Five Thousand Two Hundred and no/100 ($55,200.00) Dollars, payable to the order of Metropolitan Federal Savings and Loan Association; and

WHEREAS, Virginia L. Piper assumed indebtedness of Maxie Patton, Trustee, through an Assumption Agreement without release dated August 27, 1986, of record in Book 6995, page 536, said Register's Office; 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 January 24, 31, and February 7, 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 February 15, 1991; 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. 55A, on the Plan of Hickory Park Villas, Section Two, Zone Lot Division, Lots 49 thru 56 and 58 thru 66, of record in Book 6250, page 615, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Maxie Patton, Trustee, by quitclaim deed from Barry Zeitlin and wife, Linda Zeitlin, of record in Book 6670, page 902, Register's Office for said County. By deed of record in Book 6967, page 837,

said Register's Office, Maxie Patton, Trustee, conveyed his interest in subject property to Virginia L. Piper.

This property is located at 405 Glade Court, Unit 55A, Antioch, Tennessee 37013.

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 the right of redemption of the State of Tennessee Department of Revenue.

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

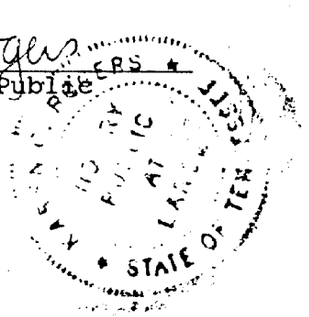
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 15th day of February, 1991.

My Commission Expires: 9-28-91

Karen C. Rogers
Notary Public



94137

IDENTIF. REFERENCE

FEB 20 4 22 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8295 PAGE 976

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
MDEED	9.00
TOTAL	158.50
CHECK	158.50

02/20/91 01 16:23 0001 8356

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94137

IDENTIF. TREFERENCE

FEB 20 4 22 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 398619