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 $42,750.00.

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 22nd day of February, 1991.

Karen C. Rogers
Notary Public

My Commission Expires: 4-28-91

Address New Owners As Follows:
Metropolitan Federal Savings
and Loan Association
230 Fourth Avenue, North
Nashville, Tennessee 37219

Send Tax Bills To:
Same

Map-Parcel Nos.
75-7-274
4D-91199

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 22nd 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 October 30, 1985, of record in Book 6722, page 401, reinstated by Instrument of Deed of Trust Reinstatement and Correction dated March 20, 1987, of record in Book 7195, page 251, Register's Office for Davidson County, Tennessee, Marion Thurman and wife, Eva M. Thurman, 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 Six Hundred and no/100 ($53,600.00) Dollars, payable to the order of Metropolitan Federal Savings and Loan Association; and

WHEREAS, said indebtedness was assumed by Modification and Assumption Agreement with Release by and between Metropolitan Federal Savings and Loan Association and Lou Lusky, III and wife,

Leslie L. Lusky, of record in Book 7638, page 545, 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 31, February 7 and 14, 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 22, 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-Two Thousand Seven Hundred Fifty and no/100 ($42,750.00) 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. 51B on the Plan of Rachel's Square, Section Two, Zone Lot Division Lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77, and 79, as shown on the plan of record in Book 6250, page 541, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Marion Thurman by quitclaim deed from Rachel Square Limited, a joint

venture, of record in Book 6683, page 419, Register's Office for said County; By deed of record in Book 7314, page 860, said Register's Office, Marion Thurman and wife, Eva M. Thurman, conveyed their interest in subject property to Union Financial Corporation; by deed of record in Book 7638, page 550, said Register's Office, Union Financial Corporation conveyed it's interest in subject property to Lou Lusky, III, said Register's Office.

This property is located at 811 Rachel's View, Hermitage, Tennessee, 37076.

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 22nd day of February, 1991.

My Commission Expires: 9-28-91

Karen C. Rogers
Notary Public

94547

IDENTIF. REFERENCE

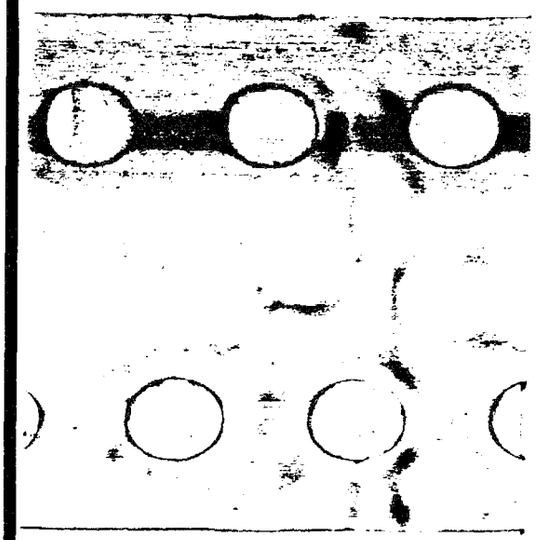
FEB 22 12 37 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

8861 02/22 0101 03CHECK 150.91

OFFICIAL RECEIPT

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



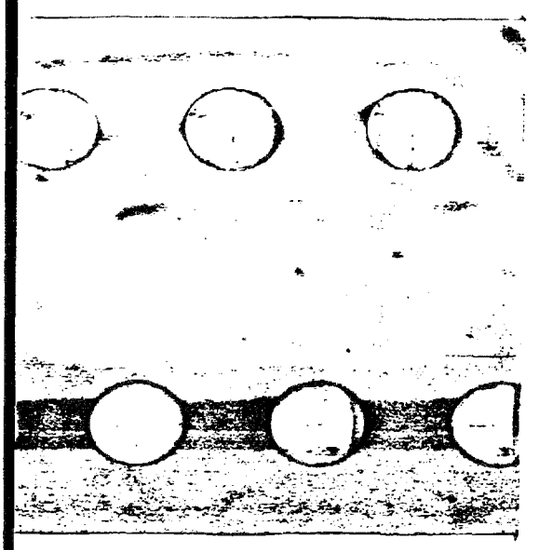
RECEIVED OF _____

FOR _____

BOOK 8297 PAGE 158

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	42750.00
CON TX	140.91
PRFEE	1.00
MTGFEE	9.00
TOTAL	150.91
CHECK	150.91

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/22/91 01 12:37 0001 8861

94547

IDENTIF. REFERENCE

FEB 22 12 37 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 399117