This Instrument Prepared by:
Elizabeth M. Wilson
Metropolitan Federal Bank, fsb
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 $33,688.80.

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 22nd day of March, 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 Bank, a federal savings bank
230 Fourth Avenue, North
Nashville, Tennessee 37219

Same

149-2-B-145.00CO
2DX 07865

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 22nd day of March, 1991, by and between Union Financial Corporation, SUBSTITUTE TRUSTEE, FIRST PARTY, and Metropolitan Federal Bank, a federal savings bank, SECOND PARTY,

WITNESSETH:

WHEREAS, by a Commercial Loan Deed of Trust, Assignment of Rents and Security Agreement dated June 5, 1987, of record in Book 7264, page 798, Register's Office for Davidson County, Tennessee, Millard Scott Matthews and wife, Ruby S. Matthews, conveyed to Glenn L. Lawrence, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of One Hundred Thousand Four Hundred Sixty-Six and 36/100 ($100,466.36) Dollars, payable to the order of Metropolitan Federal Savings and Loan Association, now known as Metropolitan Federal Savings Bank, a federal savings bank; and

WHEREAS, Glenn L. Lawrence, 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 February 28, March 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 March 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 Thirty-Three Thousand Six Hundred Eighty-Eight and 80/100 ($33,688.80) 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. 192-B as shown on the Plan of Zone Lot Division of Lots 181 thru 186, 192 thru 202, Piccadilly Square, Phase II, of record in Book 6900, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being part of the same property conveyed to Millard Scott Matthews and wife, Ruby S. Matthews by quitclaim deed from Piccadilly Partners, a Tennessee general partnership, of record in Book 7264, page 795, Register's Office for Davidson County, Tennessee.
>
> This property is located at 956 Strand Fleet, Nashville, Tennessee.

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 March, 1991.

My Commission Expires: 4-28-91

Karen C. Rogers
Notary Public

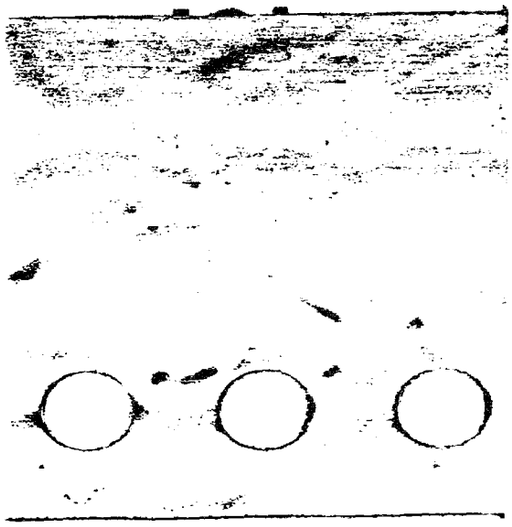
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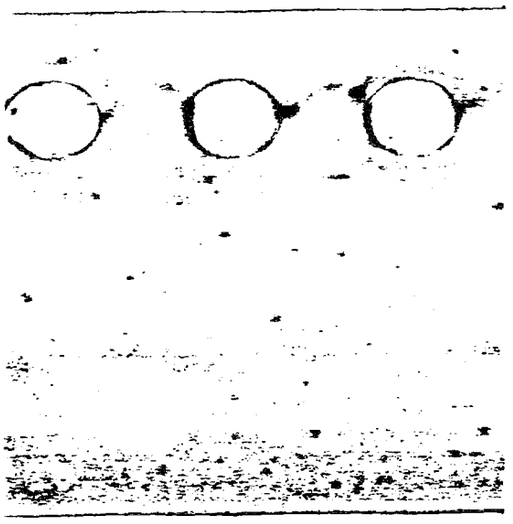
IDENTIF. TREFERENCE

MAR 25 4 14 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

5368 03/25 0101 03CHECK 121.21





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8316 PAGE 18

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 33688.80
				CON TX 111.21
				PRFEE 1.00
				WDEED 9.00
				TOTAL 121.21
				CHECK 121.21
03/25/91		01		16:15 0001 6368

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01563

IDENTIF. REFERENCE

MAR 25 4 14 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 407110