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 $42,750.00.

Elizabeth M. Wilson
Affiant

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

Karen C. Rogers
Notary Public

My Commission Expires: 9-28-91

Address New Owners As Follows:
Metropolitan Federal Bank, a federal savings bank
230 Fourth Avenue, North
Nashville, Tennessee 37219

Send Tax Bills To:
Same

Map-Parcel Nos.
75-11-259
4D-91284

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 deed of trust dated October 30, 1985, of record in Book 6722, page 527, 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, now known as Metropolitan Federal Savings Bank, a federal savings bank; and

WHEREAS, Marion Thurman and wife, Eva M. Thurman subsequently conveyed said real property to Union Financial Corporation, as evidenced by a deed of record in Book 7314, page 860, said Register's Office; and

WHEREAS, the said real property was conveyed to and indebtedness was assumed by Joel D. Mattern and wife, Rhonda L. Mattern, as evidenced by Modification and Assumption Agreement with Release of record in Book 7566, page 886, 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 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 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. 85B on the Plan of Rachel's Square, Section Two, Zone Lot Division, Lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106 and 107, as shown on the plan of record in Book 6250, page 542, Register's Office for Davidson County, Tennessee, 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 7566, page 883, said Register's Office, Union Financial Corporation conveyed its interest in subject property to Joel D. Mattern and wife, Rhonda L. Mattern.

This property is located at 4310 Baton Rouge Drive, 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 March, 1991.

My Commission Expires: 9-28-91

Karen C. Rogers
Notary Public

01564 IDENTIF. REFERENCE MAR 25 4 15 PM '91 FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN.

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599 03/25 0101 00#EXX 150.91

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8316 PAGE 22

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 42750.00
CON TX 140.91
PRFEE 1.00
WDEED 9.00
TOTAL 150.91
CHECK 150.91

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/25/91 01 16:15 0001 6369

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IDENTIF. REFERENCE

MAR 25 4 15 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 407111