This Instrument Prepared by:
Elizabeth M. Wilson
Metropolitan Federal Bank, a
federal savings bank
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 ~~$41,~~000.00.

Affiant

Subscribed and sworn to before me, this 15th day of April, 1991.

Notary Public

My Commission Expires: 6-28-91

066837

IDENTIF. REFERENCE

APR 15 3 32 PM '91

DAVIDSON COUNTY, TN.

Address New Owners As Follows:
Robert S. Flum and wife,
Rosemarie C. Flum
11603 Georgetowne Court
Potomac, Maryland 20854

Send Tax Bills To:
Same

Map-Parcel Nos.
72-13-393
27W-02160

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 15th day of April, 1991, by and between Union Financial Corporation, TRUSTEE, FIRST PARTY, and Robert S. Flum and wife, Rosemarie C. Flum, SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust dated March 16, 1989, of record in Book 7796, page 108, Register's Office for Davidson County, Tennessee, Windows Unlimited, Inc., conveyed to Union Financial Corporation, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Forty Thousand and no/100 ($40,000.00) Dollars, payable to the order of Metropolitan Federal Savings and Loan Association (now Metropolitan Federal Bank, a federal savings bank); 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 March 21, 28, and April 4, 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 April 12, 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-One Thousand and no/100 ($41,000.00) Dollars, and said sum of said bid having been paid or credited, the receipt 4037 04/15 0401 03CHECK 145.30 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, their heirs, representatives and assigns, the following described real property, situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the plan of A. H. Robinson's Subdivision of Lots 28 and 29 and part of Lot 30 called Brownsville Addition, of record in Book 57, page 1, Register's Office for said County, described as follows:

Beginning on the easterly margin of Gallatin Pike at the Southwest corner of the property conveyed to W. S. Gore by deed from Draper D. Martin and wife, of record in Book 754, page 655, said Register's Office; thence with Gore's southerly line eastwardly 214 feet, more or less, to the westerly margin of a private alley; thence with said alley southwardly 46 feet more or less, to a point 109.5 feet North of the northerly margin of Straightway Avenue, formerly Main Street; thence westwardly 222 feet, more or less, to the easterly margin of Gallatin Pike; thence with said Pike North 46 feet, more or less, to the beginning.

Being the same property conveyed to Windows Unlimited, Inc. by deed from Ernest A. Sircy, Jr. and wife, Louise Sircy, of record in Book 6183, page 567, Register's Office for said County.

This property is located at 1409 Gallatin Pike, Nashville, Tennessee 37206.

Said conveyance will be subject to any and all liens or matters not hereto subordinate, any and all taxes that may be a lien against said property, restrictive covenants, easements and set-back lines.

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, 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
Trustee

By: Elizabeth M. Wilson
Elizabeth M. Wilson
Assistant Secretary

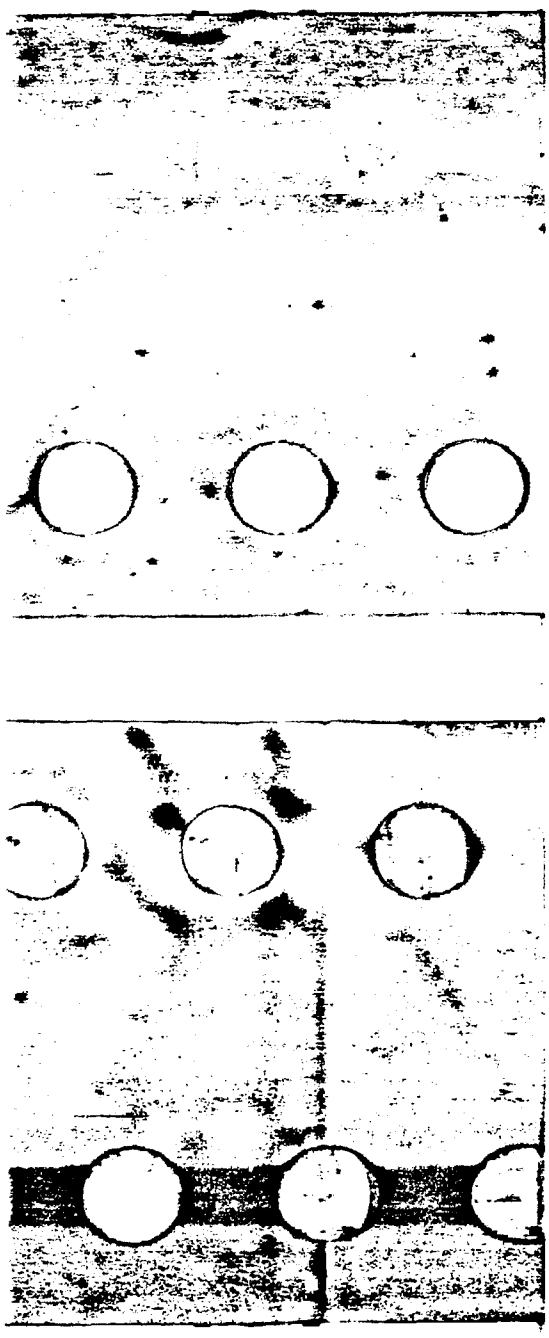
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 April, 1991.

Karen C. Rogers
Notary Public

My Commission Expires: 9-28-91



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8330 PAGE 487

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 41000.00
CON TX 135.30
PRFEE 1.00
WDEED 9.00
TOTAL 145.30
CHECK 145.30

04/15/91 01 15:38 0001 4937

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06687

IDENTIF. REFERENCE

APR 15 3 38 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 412993