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P-Cut 12

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 $30,000.00

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 18th day of April, 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	83-5-13 27W-19290

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 18th day of April, 1991, by and between Union Financial Corporation, SUBSTITUTE TRUSTEE, FIRST PARTY, and Metropolitan Federal Bank, a federal savings bank (formerly Metropolitan Federal Savings and Loan Association), SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust dated July 14, 1987, of record in Book 7302, page 408, Register's Office for Davidson County, Tennessee, Jennie M. Houston, unmarried, conveyed to Glenn L. Lawrence, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Thirty-Two Thousand and no/100 ($32,000.00) Dollars, payable to the order of Metropolitan Federal Savings and Loan Association (now Metropolitan Federal 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 older 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 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 Thirty Thousand and no/100 ($30,000.00) 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 part of Lot 6 on the Plan of the division of the land of John Hobson, deceased, as of record in Minute Book "L", page 363, Circuit Court for said County, being Lot No. 36 on the unrecorded plan of the subdivision of Lot No. 6, described according to a survey made by Blanchard & Parish, Surveyors, September 3, 1937, as follows:
>
> BEGINNING at a stake on the northerly margin of Seymour Avenue, at a point 183 feet west of the southwest corner of Lot No. 14 on the Map of the subdivision of the lands of the heirs of Mrs. Sallie L. Johnson, as of record in Book 332, page 164, Register's Office for said County, said point being the southwest corner of the property conveyed to A.C. Farmer and wife, by deed from Charles Phillips and wife, of record in Book 1031, page 413, said Register's Office; thence with the northerly margin of said Avenue westwardly 58 feet to the southeast corner of the property conveyed to A.M. Reed and wife, by deed from Charles Phillips and wife, of record in Book 1046, page 225, said Register's Office; thence with said Reed's easterly line northwardly 158 feet to the southerly margin of a proposed alley; thence with said alley eastwardly 58 feet to the northwest corner of said Farmer Lot; thence with said Farmer's westerly line southwardly 158 feet to the beginning.

Being the same property conveyed to Jennie M. Harris, by deed from Hazel Ruth Hatchett Biggs, of record in Book 4086, page 751, Register's Office for said County; the said Jennie M. Harris having since married and now being Jennie M. Harris Houston.

This property is located at 1033 Seymour Avenue, 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, 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

0 7 9 7 9
IDENTIF. REFERENCE
APR 19 12 PM '91
DAVIDSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

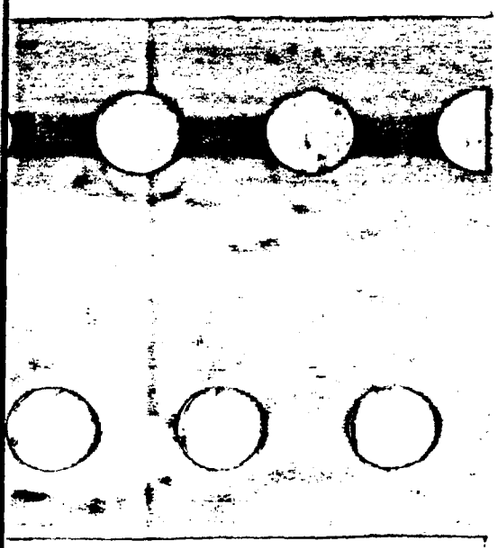
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the Assistant Secretary of the Union 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.

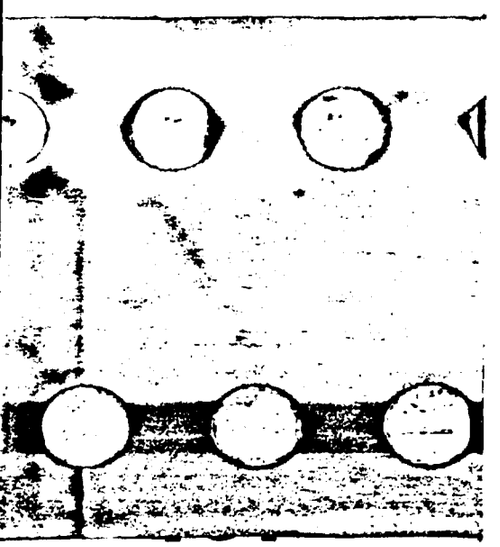
Witness my hand and seal at office in Nashville, Tennessee, this 18th day of April, 1991.

Karen C. Rogers
Notary Public

My Commission Expires: 9-28-91

APR 19 '91 09:12
CHECK
109.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 30000.00
CON TX 99.00
PRFEE 1.00
~~MTFEE 9.00~~
~~TOTAL 109.00~~
CHECK 109.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/19/91 01 13:41 0001 6444

07979

IDENTIF. REFERENCE

APR 19 1 12 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN

No. 414470