This Instrument Prepared by:
Elizabeth M. Wilson
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 $20,400.00.

Elizabeth M. Wilson
Affiant

Subscribed and sworn to before me, this 26th day of April, 1991.

Karen C. Rogers
Notary Public

My Commission Expires: 4-28-91

10678

IDENTIF. REFERENCE

APR 30 3 55 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

Address New Owners As Follows: Send Tax Bills To: Map-Parcel Nos.
Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association, F. A.
230 Fourth Avenue, North
Nashville, Tennessee 37219

Same

133-16-A-101.00CO
5DU-76722

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 26th day of April, 1991, by and between Union Financial Corporation, SUBSTITUTE TRUSTEE, FIRST PARTY, and Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association, F. A., SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust dated November 21, 1984, of record in Book 6448, page 289, Register's Office for Davidson County, Tennessee, Ralph D. Isbell and wife, Wanda J. Isbell, conveyed to Stephen C. Baker, Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Thirty-Two Thousand Five Hundred Fifty and no/100 ($32,550.00) Dollars, payable to the order of Barcelona Associates, a joint venture; and

WHEREAS, Barcelona Associates, a joint venture, subsequently sold and endorsed said note to Metropolitan Federal Savings and Loan Association; and

WHEREAS, Ralph D. Isbell and wife, Wanda J. Isbell subsequently conveyed said real property to Shirley West Neely and husband, Paul Neely, as evidenced by a deed of record in Book 7609, page 246, said Register's Office; and

WHEREAS, on March 1, 1991, Metropolitan Federal Savings and Loan Association changed its name to Metropolitan Federal Bank, a federal savings bank; and

WHEREAS, Stephen C. Baker, 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 April 4, 11 and 18, 1991; and

WHEREAS, prior to April 19, 1991, Metropolitan Federal Bank, a federal savings bank was a federal savings bank chartered under the laws of the United States of America; and

WHEREAS, effective April 19, 1991, the Office of Thrift Supervision ("OTS") declared Metropolitan Federal Bank, a federal savings bank insolvent and appointed the Resolution Trust Corporation ("RTC") as Receiver of Metropolitan Federal Bank, a federal savings bank (the "Receivership"), pursuant to OTS Order #91-213; and

WHEREAS, the Resolution Trust Corporation as Receiver of Metropolitan Federal Bank, a federal savings bank entered into a Purchase and Assumption Agreement with a newly-chartered federal mutual association named Metropolitan Federal Savings and Loan Association, F. A. whereby certain assets were transferred to and

certain liabilities assumed by Metropolitan Federal Savings and Loan Association, F. A., including the subject Note and Deed of Trust; and

WHEREAS, by OTS Order #91-213, Metropolitan Federal Savings and Loan Association, F.A. was placed in conservatorship and the Resolution Trust Corporation was appointed Conservator of Metropolitan Federal Savings and Loan Association, F.A. and succeeded to all right, title and interest in the aforesaid Note and Deed of Trust; 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 26, 1991; and

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Twenty Thousand Four Hundred and no/100 ($20,400.00) 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 Unit No. H-2, of Barcelona Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6400, page 801, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium of record in Book 6400, page 839, said Register's Office for a more complete description and identification of such Unit.
>
> Being the same property conveyed to Ralph D. Isbell and wife, Wanda J. Isbell, by deed from Barcelona Associates, a joint venture, of record in Book 648, page 286, said Register's Office; by deed of record in Book 7609, page 246, said Register's Office, Ralph D. Isbell and wife, Wanda J. Isbell, conveyed their interest in subject property to Shirley West Neely and husband, Paul Neely.
>
> This property is located at 270 Tampa Drive, Unit H-2, Nashville, Tennessee 37211.

Said conveyance is 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

9546 04/30 0101 03CHECK 80.32

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 26th 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 8341 PAGE 305

| | | |
|---|---|---|
| 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 20400.00
CDN TX 67.32
PRFEE 1.00
WDEED 12.00
TOTAL 80.32
CHECK 80.32

04/30/91 21 15:55 0001 954(

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.D. 6 7 8

IDENTIF. REFERENCE

APR 30 3 55 PM '91

FELIX Z. WILSON II REG. OF DEEDS
DAVIDSON COUNTY TN.

No. 417527