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 $27,285.00.

Elizabeth M. Wilson
Affiant

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

Karen C. Rogers
Notary Public

My Commission Expires: 9-28-91

10679

IDENTIF. TREFERENCE

APR 30 3 56 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

Address New Owners As Follows:
Resolution Trust Corporation,
Conservator for Metropolitan
Federal Savings and Loan
Association, F. A.
230 Fourth Avenue, North
Nashville, Tennessee 37219

Send Tax Bills To:
Same

Map-Parcel Nos.
75-11-153
4D-68859

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 October 1, 1985, of record in Book 6723, page 253, and modified by instrument of record in Book 7019, page 57, and Modification and Assumption Agreement with release of record in Book 7608, page 807, 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 Thousand and no/100 ($50,000.00) Dollars, payable to the order of Metropolitan Federal Savings and Loan Association; 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 Robert E. Cabrera and wife, Sylvia M. Cabrera, as evidenced by a deed of record in Book 7608, page 804, 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, 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 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-Seven Thousand Two Hundred Eighty-Five and no/100 ($27,285.00) 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. 75A on the Plan of Rachel's Square, Section Two, Zone Lot Division, Lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77 and 79, as shown on the plan of record in Book 6250, page 541, 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 7608, page 804, said Register's Office, Union Financial Corporation conveyed its interest in subject property to Robert E. Cabrera and wife, Sylvia M. Cabrera.
>
> This property is located at 914 Rachel's Place, Hermitage, Tennessee, 37076.

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)

9547 04/30 0101 03CHECK 103.09

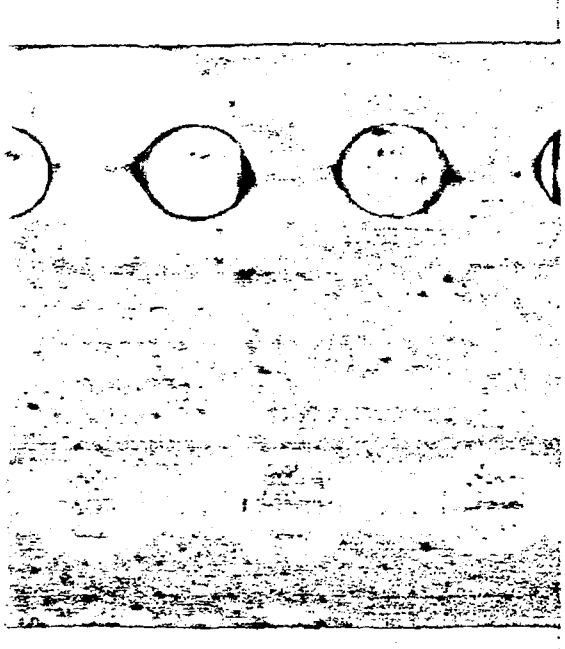
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the Assistant Secretary of the Union 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 310

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 27285.00
CON TX 90.09
PRFEE 1.00
WDEED 12.00
TOTAL 103.09
CHECK 103.09

04/30/91 01 15:56 0001 9547

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10679

IDENTIF. REFERENCE

APR 30 3 56 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 417528