This Instrument Prepared by:
Union Financial Corporation,
Substitute Trustee
230 Fourth Avenue, North
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0363 02/11 0101 03CHECK 9.00

The actual consideration or value, whichever is greater, for this transfer is $0.00. (Tax previously paid on Instrument of record in Book 7889, page 257, said Register's Office.)

Affiant

Subscribed and sworn to before me, this 11th day of February, 1992.

Notary Public

My Commission Expires:

8345 I. IDENTIFICATION REFERENCE FEB 11 3 14 PM '92 FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN PICK-UP

Address New Owners As Follows: Metropolitan Federal Savings and Loan Association, F.A. (Under Conservatorship of the Resolution Trust Corporation, formerly Metropolitan Federal Savings and Loan Association)

Send Tax Bills To: Same

Map-Parcel Nos. 116-16-B-D190000 7DA-91197

CORRECTED SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 11th day of February, 1992, effective the 9th of June, 1989, by and between Union Financial Corporation, SUBSTITUTE TRUSTEE, FIRST PARTY, and Metropolitan Federal Savings and Loan Association, F.A., (Under Conservatorship of the Resolution Trust Corporation, formerly Metropolitan Federal Savings and Loan Association) SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust dated January 16, 1987, of record in Book 7113, page 786, and by extension agreement of record in Book 7458, page 328, and re-recorded in Book 7462, page 644, Register's Office for Davidson County, Tennessee, Ed Childers and wife, Patty Childers conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter described property to secure payment of a promissory note in the original principal sum of Two Hundred Ninety-Six Thousand and no/100 ($296,000.00)

Dollars, payable to the order of Metropolitan Federal Savings and Loan Association; 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 May 18, and 25, and June 1, 1989; and

WHEREAS, the First Party appeared and caused the said property to be sold at the front door of the Courthouse in Davidson County, Tennessee, on June 9, 1989; and

WHEREAS, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Two Hundred Seventy-Seven Thousand Five Hundred and no/100 ($277,500.00) Dollars, and said sum of said bid having been paid or credited, the receipt therefor is hereby acknowledged; and

WHEREAS, due to inadvertance and error, the Substitute Trustee's Deed of record in Book 7889, page 257, Register's Office of Davidson County, Tennessee, mistakenly referred to the deed of trust as of record in Book 7113, page 78, Register's office for said County; and

WHEREAS, it is the desire of the First and Second Parties to correct said error; and

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. 19 as shown on the plan of Iroquois of Nashville, Second Revision, as of record in Book 6900, page 62, Register's Office for said County, to which plan reference in hereby made for a mor complete description.

Being the same property conveyed to Edward J. Childers, Jr. and wife, Patricia W. Childers, by warranty deed from Iroquois Associates, a Tennessee joint venture composed by Edward J. Childers, Jr., Charles Campbell Brown, Jr., Bruce G. Davis and Robert M. Barnett, of record in Book 7113, page 783, Register's Office for said County.

This property is located at 134 Wentworth Avenue, NAshville, Tennessee 37215.

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: Esther Hay Smith
Esther Hay Smith
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Esther Hay Smith, 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 President of the Union Financial Corporation, the within named bargainor, a corporation, and that she as such President executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by herself as President.

Witness my hand and seal at office in Nashville, Tennessee, this 11th day of February, 1992.

Notary Public

My Commission Expires:
9-24-94