Tennessee VA

Name: Billy Burns
S&K#: 89-2-096
VA #: LH361653TN
Loan#: 538491-5

BOOK 7851 PAGE 273

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 17, 1987 recorded in Register's Book 7213, Page 788, in the Register's Office of Davidson County, Tennessee, Billy Don Burns and wife, Penny Swygart Burns conveyed to David J. Guilford, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth, and

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Register's Book 7774, Page 284 in the Register's Office of Davidson County, Tennessee: and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to he held on May 18, 1989, at 11:00 a.m., at the Davidson County Courthouse in Nashville, Tennessee, at,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Shearson Lehman Mortgage Corporation, whose address is P.O. Box 1201, San Bernadino, CA 92402 at and for the sum of $46,952.00 that being the highest and best bid offered; and

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Shearson Lehman Mortgage Corporation the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Shearson Lehman Mortgage Corporation its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

BEING Lot No. 50, Unit No. 50-A of Condominium Site Plan, Lots 15-20 and 41-56, Section 4, Priest Lake Forest, a horizontal property regime established by Master Deed of record in Book 5931 at page 645, and Book 6106 at page 610, as amended in Book 6199 at page 270, the Plat of which is of record in Plat Book 5200 at page 573, as amended in Plat Book 5200 at page 574, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Register's Book 7213, Page 788, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes, easements and restrictions.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Shearson Lehman Mortgage Corporation, its successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal this 18th day of May, 1989.

Joe M. Kirsch, Substitute Trustee

0529 05/30 0101 03CHECK 161.60

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 18th day of May, 1989, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, to me known to be the person described in and who executed the foregoing instruments, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the day and year above written.

Notary Public

BRENDA C. SPICER
Notary Public
Shelby County, Tennessee
My Commission Expires July 18, 1992

My Commission Expires:

I, or we hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $46,952.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 18th day of May, 1989.

Notary Public

BRENDA C. SPICER
Notary Public
Shelby County, Tennessee
My Commission Expires July 18, 1992

My Commission Expires:

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Shearson Lehman Mortgage Corporation
P. O. Box 1201
San Bernadino, CA 92402

Property Address:
203 Semeca Forrest
Nashville, TN 37217

PREPARED BY AND RETURN TO:
Law Offices of Shapiro and Kirsch
P.O. Box 241155
Memphis, Tennessee 38124-1155
S & K #89-2-096
Map #136-10B, Parcel #32

MAY 30 9 11 AM '89

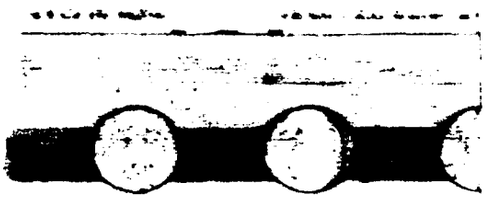
36585

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 7851 PAGE 275

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	46952.00
CON TX	155.10
PRFEE	0.50
WDEED	6.00
TOTAL	161.60
CHECK	161.60

05/30/89 01 09:12 0001 0529

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36585

MAY 30 9 11 AM '89

No. 213695

