NAME: Ronald P. Duhl
S&K#: 88-11-230
LOAN#: 046032-0

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 20, 1984, recorded in Register's Book 6343, Page 656, in the Register's Office of Davidson County, Tennessee, Ronald P. Duhl and wife, Joan Duhl, conveyed to W. Terry Edwards, 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 7838, Page 518, 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 Thursday, July 20, 1989, at the Davidson County Courthouse in Nashville, Tennessee, at 3:30 p.m.

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 Florida Federal Savings Bank f/k/a Florida Federal Savings and Loan Association, whose address is P. O. Box 1509, St. Petersburg, FL 33731, at and for the sum of $47,070.50, 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 Florida Federal Savings Bank f/k/a Florida Federal Savings and Loan Association, 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 Florida Federal Savings Bank f/k/a Florida Federal Savings and Loan Association, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being part of Lot 5 and part of Lot 6 on the unregistered Plan of the Subdivision of the Haysboro Park Lot, as shown on the Plan of Montague Park Subdivision as of record in Book 421, Page 141, Register's Office for Davidson County, also the westerly 2 feet of Lot No. 29 on the Map of Andrew Jackson's Addition to Montague Park Subdivision as recorded in Book 547, pages 83 and 84, Register's Office for Davidson County, and described more particularly from a mortgage loan inspection by Larry L. Campbell, Registered Land Surveyor, Tennessee No. 665, dated July 17, 1984, as follows:

Beginning at a point on the southwesterly margin of Beech Avenue, said point being the southeasterly front corner of the property conveyed to Ronald L. Sarver and wife, Shearon C. Sarver by deed

of record in Book 4585, page 505, said Register's Office; thence leaving Beech Avenue in a southwesterly direction of 154 feet, with the southeasterly line of the Sarver property to a point on the rear line of Lot 25 on the plan of Andrew Jackson's Addition to Montague Park Subdivision, of record in Book 547, pages 83 and 84, Register's Office for Davidson County, Tennessee; thence, in a southeasterly direction 159 feet with the rear lines of Lots 25, 26, 27, and 28 of the said Andrew Jackson's Addition to Montague Park Subdivision to a point on the northeasterly rear corner of said Lot No. 28; thence, with the southeasterly line of said Lot No. 28 in a southwesterly direction 57.7 feet to a point on the northeasterly margin of Indian Trail; thence with said margin in a easterly direction 2 feet to a point located on the southwesterly front corner of the property conveyed to Allie Wilson Fyke of record in Book 4720, page 953, said Register's Office; thence, leaving the northeasterly margin of said Indian Trail in a northeasterly direction 57 feet with the northerly line of the said Fyke property to a point being located on a rear corner of said property; thence with the rear line of the said Fyke property in a southeasterly direction 18 feet to a point on the rear southwesterly corner of the property conveyed to Bobby H. West of record in Book 5342, page 663, said Register's Office; thence, in a northeasterly direction 5.7 feet, with a portion of the southwesterly line of the said West property, to a point, said point being the rear southeast corner of the property conveyed to Mark A. Lashley of record in Book 5885, page 894, said Register's Office; thence in a northwesterly direction 70 feet with the rear line of the Lashley property, to a point on Lashley's southwesterly rear corner; thence with said Lashley's northwesterly line 152.5 feet to a point located on the southwesterly margin of said Beech Avenue; thence, with the said southwesterly margin of Beech Avenue 103 feet in a northwesterly direction, to the point of beginning.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Register's Book 6343, Page 656, 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 Florida Federal Savings Bank f/k/a Florida Federal Savings and Loan Association, 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 on Thursday, July 20, 1989.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Thursday, July 20, 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

TRACY L. COUR
Notary Public
Shelby County, Tennessee
My Commission Expires May 27, 1990

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 $47,070.50 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on Thursday, July 20, 1989.

Notary Public

TRACY L. [illegible]
Notary Public
State of Tennessee
My Commission Expires May [illegible] 1990

PROPERTY ADDRESS: 430 Breech Avenue, Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Florida Federal Savings Bank f/k/a
Florida Federal Savings and Loan Association
P. O. Box 1509
St. Petersburg, FL 33731

THIS INSTRUMENT PREPARED BY AND MAIL TO:
LAW OFFICES OF SHAPIRO AND KIRSCH
P.O. Box 241155
Memphis, TN 38124-1155
S & K #:88-11-230

Map #51-12, Parcel #110.00

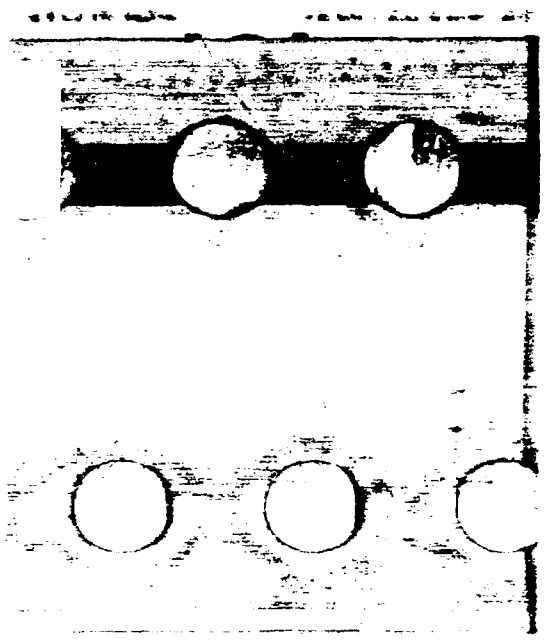
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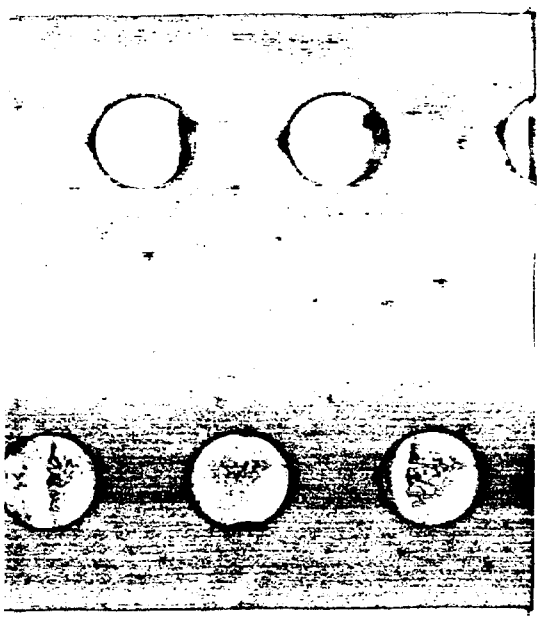
IDENTIFICATION REFERENCE

Jul 27 10 16 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9280 07/27 0101 03CHECK 165.43





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7898 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 47070.50
CON TX 155.43
PRFEE 1.00
WDEED 9.00
TOTAL 165.43
CHECK 165.43

07/27/89 01 10:18 0001 9280

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52552

IDENTIFICATION REFERENCE

Jul 27 10 16 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232901