TENNESSEE FHA

NAME: American Leasing
S&K#: 89-4-273
LOAN#: 02-41-39578
FHA#: 483093563703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 3, 1984, recorded in Register's Book 6226, Page 919, in the Register's Office of Davidson County, Tennessee, William L. Belpulsi and wife, Nancy P. Belpulsi, conveyed to Tim N. Taylor, 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 7851, Page 229, 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 Tuesday, July 25, 1989, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.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 Victoria Mortgage Company, whose address is P. O. Box 34777, San Antonio, TX 78217, at and for the sum of $52,846.88, 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 Victoria Mortgage Company, 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 Victoria Mortgage Company, 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:

A certain Condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 6, Lot No. 50, in a Horizontal Property Regime as shown on the condominium site plan, Section 4, Phase VII, Quail Valley, as of record in Plat Book 5200, pages 522 & 523, Register's Office, Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Register's Book 6226, Pag 919, 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 Victoria Mortgage Company, 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 Tuesday, July 25, 1989.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Tuesday, July 25, 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

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 $52,846.88 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 Tuesday, July 25, 1989.

Notary Public

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

PROPERTY ADDRESS: 1325 Quail Valley, Nashville, TN 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Victoria Mortgage Company
P. O. Box 34777
San Antonio, TX 78217

THIS INSTRUMENT PREPARED BY AND MAIL TO:
LAW OFFICES OF SHAPIRO AND KIRSCH
P.O. Box 241155
Memphis, TN 38124-1155
S & K # 89-4-273

Map #108-12A, Parcel #6

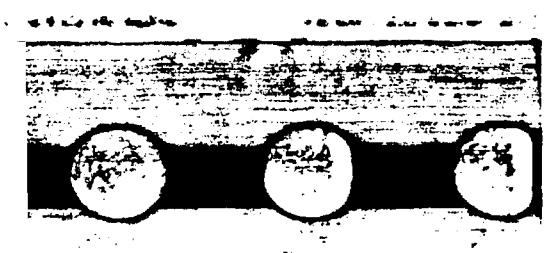
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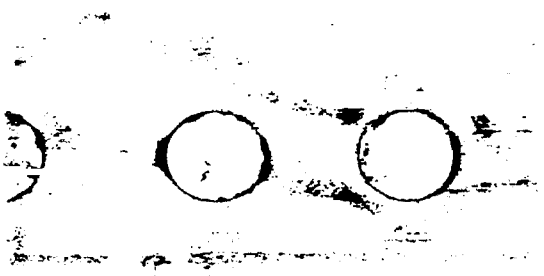
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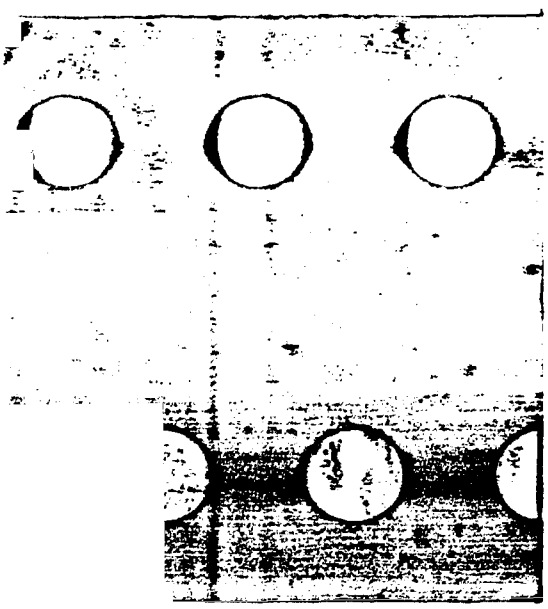
IDENTIF. TREFERENCE

AUG 14 10 08 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7913 PAGE 715

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	52846.88
CON TX	174.24
PRFEE	1.00
WDEED	6.00
TOTAL	181.24
CHECK	181.24

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/14/89 01 10:09 0001 5221

57360

IDENTIF. REFERENCE

AUG 14 10 08 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 238501