THIS INSTRUMENT PREPARED BY AND RETURN TO:
LAW OFFICES OF SHAPIRO & KIRSCH
P.O. BOX 241155
MEMPHIS, TN 38124-1155

Tennessee FHA

Name: Ermas Lester
S&K#: 89-8-609
FHA #: 483-089603
Loan#: 002029-7

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 25, 1983, recorded in Book 6045, Page 416, in the Register's Office of Davidson County, Tennessee, Randal N. Louallen and wife, Sherrie L. Louallen 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 Book 7923, Page 986, 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 be held on Wednesday, November 8, 1989 at the Davidson County Courthouse in Nashville, Tennessee, at 11:00 a.m.; and,

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 Statesman Mortgage Company, whose address is P.O. Box 9128, Des Moines, IA 50306-9128, at and for the sum of $30,838.71, that being the highest and best bid offered; and,

WHEREAS, the said Statesman Mortgage Company has assigned its interests in the said property to Secretary of Housing and Urban Development, Washington, D.C., his successors and assigns; 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 Statesman 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 Secretary of Housing and Urban Development, Washington, D.C., his 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:

Land in Davidson County, Tennessee, being part of Lot No. 11 on the William and Hayes Plan of Bellview, as of record in Book 332, page 51, Register's Office for said County, and further described by survey of John Kohl, dated April 12, 1983 and described as follows:

BEGINNING at a point 15 feet south of the southeast corner of Lot No. 10; thence, westerly and parallel to the south boundary of Lot No. 10, 135 feet to an iron pin; thence, southerly and parallel to the westerly line of Montgomery Street 85 feet to an iron pin; thence easterly 135 feet to an iron pin in the westerly margin of Montgomery Street, thence, northerly with the margin of said street, 85 feet to the point of beginning.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 6045, Page 416, 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 Secretary of Housing and Urban Development, Washington, D.C., his 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 Wednesday, November 8, 1989.

Joe M. Kirsch

Joe M. Kirsch, Substitute Trustee

1767 02/09 0101 03CHECK 6.00

STATE OF TENNESSEE
COUNTY OF SHELBY

On Wednesday, November 8, 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 instrument, 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.

Shannon Naughton

Notary Public

SHANNON NAUGHTON NOTARY PUBLIC SHELBY COUNTY, TN

02930

IDENTIF. REFERENCE

FEB 9 9 46 AM '90

DAVIDSON COUNTY TN.

MAIL EXP.

NO TAX

PROPERTY ADDRESS: 1508 Montgomery Ave., Nashville, TN 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Housing and Urban Development
Federal Housing Administration
Cumberland Bend Office Center
251 Cumberland Bend Drive
Suite 200
Nashville, TN 37228-1803
ATTENTION: Single Family Property Disposition Branch

S & K File #89-8-609

71-12-261