THIS INSTRUMENT PREPARED BY AND RETURN TO:
LAW OFFICES OF SHAPIRO & KIRSCH
P.O. BOX 241155
MEMPHIS, TN 38124-1155 BOOK 8048 PAGE 136

Tennessee FHA

Name: Andrew M. Haase
S&K#: 88-10-171
FHA #: 483-096991-203-B
Loan#: 402508

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 19, 1984, recorded in Book 6388, Page 608, and rerecorded in Book 6405, Page 361, in the Register's Office of Davidson County, Tennessee, David M. Shearon and wife, Patricia A. Shearon conveyed to Michael L. Padalino, 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 7680, Page 447, and rerecorded in Book 8000, Page 696, 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, January 31, 1990 at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 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 AmSouth Mortgage Company, Inc., whose address is P.O. Box 847, Birmingham, AL 35201, at and for the sum of $50,843.00, that being the highest and best bid offered; and,

WHEREAS, the said AmSouth Mortgage Company, Inc. 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 AmSouth Mortgage Company, Inc., 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 Madison, County of Davidson, State of Tennessee, to-wit:

04726
IDENTIF. REFERENCE
FEB 20 9 55 AM '90
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of Morris Estes Subdivision, of record in Book 5800, page 347, Register's Office for said County.

SAID Lot No. 1 fronts 64.64 feet on the northerly margin of Rothwood Avenue and extends back 175.50 feet on the easterly line and 173.34 feet on the westerly line to a dead line in the rear, measuring 66.00 feet thereon.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 6388, Page 608, and rerecorded in Book 6405, Page 361, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes, easements and restrictions.

The last warranty deed of record is Warranty Deed Book 7462, Page 55.

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, January 31, 1990.

3906 02/20 0101 03CHECK 6.00

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Wednesday, January 31, 1990, 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 Naugher
Notary Public

SHANNON NAUGHER NOTARY PUBLIC SHELBY COUNTY, TN MY COMM. EXP. DEC. 6, 1993

NO TAX

PROPERTY ADDRESS: 621 Rothwood Ave., Madison, TN 37115

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 #88-10-171
52-06-116