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

Tennessee FHA

Name: Phillip Threadgill
S&K#: 89-12-932
FHA #: 483-1338438-703
Loan#: 221057-2

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 29, 1987, recorded in Book 7313, Page 18, in the Register's Office of Davidson County, Tennessee, Phillip C. Threadgill and wife, Mary L. Threadgill conveyed to Ticor Title Insurance Company, 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 Trust Book 8021, Page 278, 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 Thursday, February 22, 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 BancBoston Mortgage Corporation, whose address is 7301 Baymeadows Way, Jacksonville, FL 32231, at and for the sum of $61,331.92, that being the highest and best bid offered; and,

WHEREAS, the said BancBoston Mortgage Corporation 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 BancBoston 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 Secretary of Housing and Urban Development, Washington, D.C., his successors and assigns, in fee

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simple forever, the property above mentioned and now further described as being in Hermitage, County of Davidson, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, LOT NO. 242 IN HERMITAGE HILLS SUBDIVISION, SECTION II, REVISED, OF RECORD IN BOOK 2900, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 242 FRONTS 80.8 FEET ON THE NORTHEASTERLY MARGIN OF JACKSONIAN DRIVE AND EXTENDS BACK 194.7 FEET ON THE NORTHWESTERLY LINE, 150.7 FEET ON THE SOUTHEASTERLY LINE TO A BROKEN LINE IN THE REAR ON WHICH IT MEASURES 105.3 FEET.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 7313, Page 18, 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 7313, Page 15, Register's Office for Davidson County, Tennessee.

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 Thursday, February 22, 1990.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Thursday, February 22, 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 DEC. 6, 1993 SHELBY COUNTY, TN

NO TAX

PROPERTY ADDRESS: 211 Jacksonian Drive, Hermitage, TN 37076

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 #89-12-932
74-12-137