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

Tennessee FHA

Name: Ethel Griffen
S&K#: 89-6-520
FHA #: 483-1383518703
Loan#: 1434640

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 28, 1987, recorded in Book 7342, Page 957, in the Register's Office of Davidson County, Tennessee, Michael W. Ridley etux Rosetta B. Ridley conveyed to Richard P. Sims, 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 7951, Page 58, 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, November 16, 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 The New York Guardian Mortgagee Corporation, whose address is c/o Bowest Corporation, 3301 N. Torry Pines Court, La Jolla, CA 92307, at and for the sum of $56,849.46, that being the highest and best bid offered; and,

WHEREAS, the said The New York Guardian Mortgagee 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 The New York Guardian Mortgagee 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 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 Lot No. 1 on the Plan of

Tom Joy Subdivision of record in Book 3915, Page 668, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 7342, Page 957, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 7666, Page 768 Register's Office for 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 Thursday, November 16, 1989.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Thursday, November 16, 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 Naugher
Notary Public

SHANNON NAUGHER NOTARY PUBLIC EXP. DEC. 6, 19[illegible] SHELBY COUNTY, TN

NO TAX

PROPERTY ADDRESS: 1312 North 6th Street, Nashville, TN 37208

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
ATTENTION: Single Family Property Disposition Branch

S & K File #89-6-520

25962

IDENTIFICATION REFERENCE

MAY 14 10 59 AM '90

FILED & RECORDED
DAVIDSON COUNTY, TN