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

Tennessee FHA

Name: Ronald Perry, Jr.
S&K#: 90-2-0179
FHA #: 483-1448870-729
Loan#: 503046

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated May 27, 1988, recorded in Book 7559, Page 838, in the Register's Office of Davidson County, Tennessee, Ronald D. Perry, Jr., unmarried conveyed to D. Anderson Ferrell, 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 8065, Page 388, 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, May 3, 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 Gulf States Mortgage Co., Inc., whose address is P.O. Box 9147, Columbus, GA 31993-5299, at and for the sum of $57,130.00, that being the highest and best bid offered; and,

WHEREAS, the said Gulf States Mortgage Co., 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 Gulf States Mortgage Co., 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 Nashville, County of Davidson, State of Tennessee, to-wit:

The following-described land situated in County of Davidson, and State of Tennessee, to wit: Land in Davidson County, Tennessee,

being Lot No. 107 on the plan of Valley View Meadows, Section Three, of record in Book 3700, page 93, Register's Office for said County. Said Lot No. 107 fronts 92.0 feet on the northerly margin of Nunley Drive and extends back 115.83 feet on the easterly line and 160.93 feet on the westerly line to a dead line in the rear, measuring 81.16 feet thereon.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 7559, Page 838, Register's Office of Davidson County Tennessee.

The last warranty deed of record is Warranty Deed, Book 7559, Page 835, 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, May 3, 1990.

Joe M. Kirsch, Substitute Trustee

6017 05/31 0101 03CHECK 6.00

STATE OF TENNESSEE
COUNTY OF SHELBY

On Thursday, May 3, 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. DEC. 8.

NO TAX

PROPERTY ADDRESS: 216 Nunley Drive, Nashville, Tennessee 37211

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

S & K File #90-2-0179

29870

IDENTIF. REFERENCE

MAY 31 10 38 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

[redacted]