Tennessee FHA

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

Name: J. D. Smith
S&K#: 89-8-591
FHA #: 483-119100-703
Loan#: 549189-4

## SUBSTITUTE TRUSTEE'S DEED

BOOK 8124 PAGE 745

WHEREAS, by Deed of Trust dated July 17, 1986, recorded in Book 6925, Page 700, and rerecorded in Book 6981, Page 585, in the Register's Office of Davidson County, Tennessee, George R. Brown and wife, Linda A. Brown conveyed to Arthur C. Coble, 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 7917, Page 984, 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, October 25, 1989 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 Shearson, Lehman, Hutton Mortgage Corporation, whose address is 1201 E. Highland Avenue, Suite D, San Bernandino, CA 92404, at and for the sum of $76,118.83, that being the highest and best bid offered; and,

WHEREAS, the said Shearson, Lehman, Hutton 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 Shearson, Lehman, Hutton Mortgage Corporation, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, First Financial Title Agency of Tennessee, Inc., 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 the 6th, formerly the 9th Civil District of Davidson County, Tennessee being a part of Lot No. 10 on the Plan of the

3145.2

IDENTIFICATION REFERENCE

JUN 6 11 41 AM '90

DAVIDSON COUNTY, TN

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Home Place of Hinchey Petway, Sr. deceased, as of record in Minute Book "I" page 442, Chancery Court at Nashville and being parts of the northerly parts of Lots Nos. 86, 87, 88, 89, and 90 on the Plan of Airdrie Subdivision "C" as of record in Book 547, page 160, Register's Office for said County, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, June 22, 1955, as follows:

Beginning on the westerly margin of Kinross Avenue at the northeast corner of part of Lot No. 86 on said Airdrie Subdivision conveyed to Asa S. Hunt and wife, by deed from Harold Reid and wife, of record in Book 996, page 431, said Register's Office; thence with the westerly margin of said Avenue, north 3 deg. 24' east 142.1 feet to a stake on the southeasterly side of a six foot paved ditch; thence with said ditch, south 73 degrees 42' west 17.8 feet, south 63 degrees 10' west 56.8 feet, south 54 degrees 45' west 50.5 feet and south 64 degrees 27' west 157.7 feet to a point in the northerly line of part of Lot No. 90 on said Airdrie Subdivision conveyed to John F. Hunt and wife, by deed from Nashville Trust Company, of record in Book 1179, page 176, said Register's Office; thence with a fence, south 87 degrees 07' east 243.6 feet to the beginning, containing 0.4 acres, more or less.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 6925, Page 700, and rerecorded in Book 6981, Page 585, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 7622, Page 162, 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 First Finanical Title Agency of Tennessee, Inc., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said First Financial Title Agency of Tennessee, Inc., Substitute Trustee, has hereunto set its hand and seal on Wednesday, October 25, 1989.

FIRST FINANCIAL TITLE AGENCY OF TENNESSEE, INC.

Joe M. Kirsch, President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joe M. Kirsch with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the president of First Financial Title Agency of Tennessee, Inc. the within named bargainor, a corporation, and that he as such president executed the foregoing instrument for the purposes therein contained signing the name of the corporation by himself as president.

WITNESS my hand and Notarial Seal at Office the day and year above written.

Notary Public

TRACY L. BOOR
Notary Public
Shelby County, Tennessee
My Commission Expires May 25, 1993

NO TAX

PROPERTY ADDRESS: 3103 Kinross Avenue, Nashville, Tn 37211

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 #89-8-591