TENNESSEE FHA

NAME: Ann Barbee
S&K#: 89-3-152
LOAN#: 74874020
FHA#: 4831354931703

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

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 4, 1987, recorded in Book 7265, Page 178, in the Register's Office of Davidson County, Tennessee, Ann Barbee, unmarried, conveyed to Stephen R. Joselyn, 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 7830, Page 167, 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, November 29, 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, 3300 N. Torry Pines Court, La Jolla, CA 92037, at and for the sum of $71,391.36, that being the highest and best bid offered; 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 The New York Guardian Mortgagee Corporation, its 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. 62-B Zone Lot Division of Lots 8-11, 35-37, and 54-62, on the Plan of Chesapeake Homes Section 3 as of record in Book 5200, Page 770, 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 7265, Page 178, Register's Office of Davidson County, Tennessee.

3 2 8 9 4

IDENTIFICATION REFERENCE

JUN 11 10 48 AM '90

DAVIDSON COUNTY, TN

The last warranty deed of record is Warranty Deed, Book 7265, Page 175, 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 Bowest Corporation, its 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, November 29, 1989.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Wednesday, November 29, 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.

Notary Public

BRENDA C. SPICER
Notary Public
Shelby County, Tennessee
My Commission Expires July 18, 1992

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $71,391.36 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on Wednesday, November 29, 1989.

Notary Public

BRENDA C. SPICER
Notary Public
Shelby County, Tennessee
My Commission Expires July 18, 1992

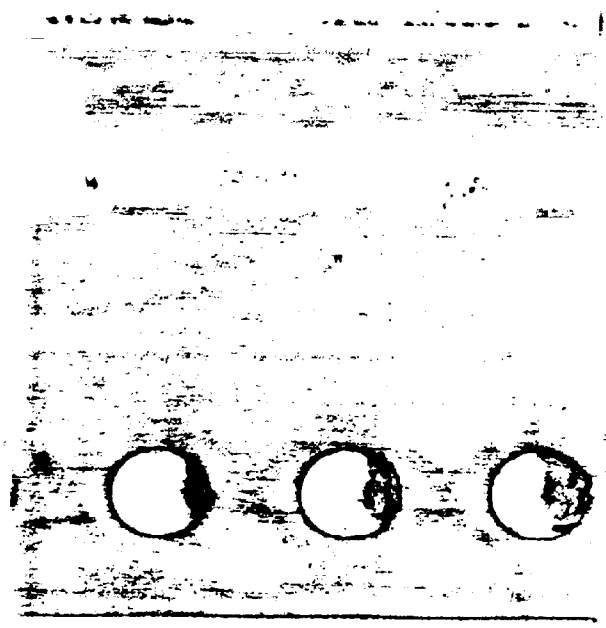
PROPERTY ADDRESS: 3303 Chesapeake Circle, Nashville, TN 37207

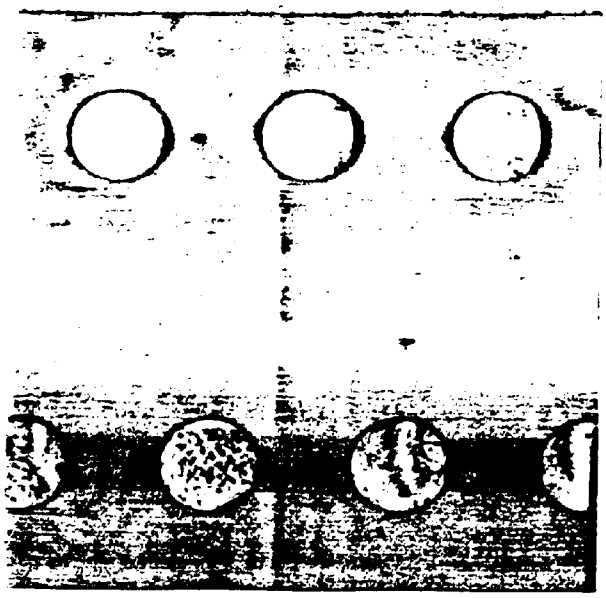
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
**The New York Guardian Mortgagee Corporation**
**c/o Bowest Corporation**
**3300 N. Torry Pines Court**
**La Jolla, CA 92037**

S & K # 89-3-152

50-10-106

9179 06/11 0101 03CHECK 242.62





**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8128 PAGE 447

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 71391.36
CON TX 235.62
PRFEE 1.00
WDEED 6.00
TOTAL 242.62
CHECK 242.62
06/11/90 01 10:48 0001 9179

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32894

IDENTIFICATION REFERENCE

JUN 11 10 48 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 326848