TENNESSEE FHA

NAME: David L. Walker
S&K#: 89-4-216
LOAN#: Loan #1424799
FHA#: 4831375694-703

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

SUBSTITUTE TRUSTEE'S DEED

BOOK 8132 PAGE 178

WHEREAS, by Deed of Trust dated June 29, 1987, recorded in Book 7287, Page 806, in the Register's Office of Davidson County, Tennessee, David L. Walker and wife, Glenda G. Walker, 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 7837, Page 610, 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, December 14, 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 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 $49,045.00, 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:

Being Lot 50, Trinity Heights Addition, Subdivision of Bass Lands, of record in Book 161, Page 38, Register's Office, Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 7287, Page 806, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book

3431.2

IDENTIFICATION

JUN 15 10 41 AM '90

FELIX Z. WHITE, JR. REGISTER

7287, Page 803, 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 The New York Guardian Mortgagee 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 Thursday, December 14, 1989.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Thursday, December 14, 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 Naughen
Notary Public

SHANNON NAUGHER NOTARY PUBLIC SHELBY COUNTY, TN

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 $49,045.00 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 Thursday, December 14, 1989.

Shannon Naughen
Notary Public

SHANNON NAUGHER NOTARY PUBLIC SHELBY COUNTY, TN

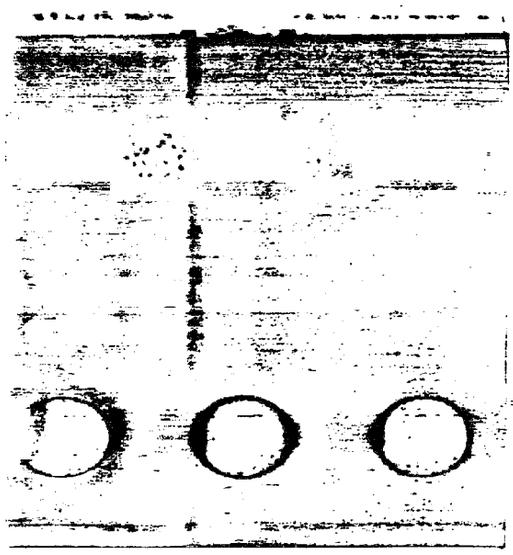
PROPERTY ADDRESS: 314 Pullen Ave., Nashville, TN 37207-5128

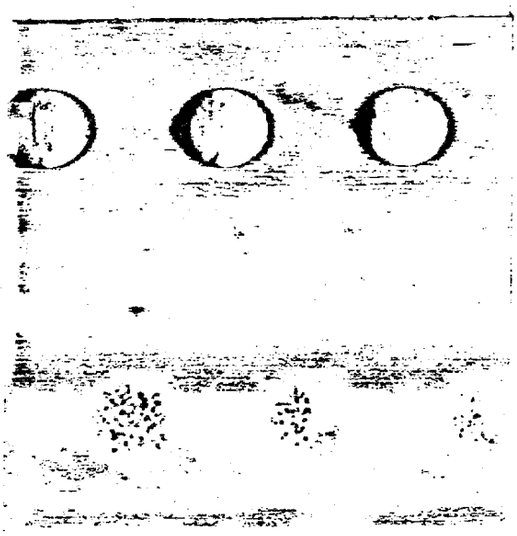
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
The New York Guardian Mortgagee Corporation
c/o Bowest Corporation
3300 N. Torry Pines Court
La Jolla, CA 92037

S & K # 89-4-216

71-11-173.00

0869 06/15 0101 03CHECK 168.70





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

RECEIVED OF _____

FOR _____

BOOK 8132 PAGE 180

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 49045.00
				CON TX 161.70
				PRFEE 1.00
				WDEED 6.00
				TOTAL 168.70
				CHECK 168.70
			06/15/90 01	10:42 0001 0869

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3431:2

IDENTIFICATION REFERENCE

JUN 15 10 41 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 328516