TENNESSEE FHA

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

NAME: Andy Rutherford
S&K#: 89-2-125
LOAN#: 02-41-39564
FHA#: 483-1062080-296

SUBSTITUTE TRUSTEE'S DEED

BOOK 8135 PAGE 75

WHEREAS, by Deed of Trust dated December 27, 1985, recorded in Book 6761, Page 561, in the Register's Office of Davidson County, Tennessee, James M. Fischer, Jr. and wife, Mary V. Fischer, conveyed to Edward Seddon, 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 8006, Page 528, 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, February 7, at 10:00 a.m., and at that time the sale was adjourned to February 22, 1990 at 10:00 a.m. 1990, at the Davidson County Courthouse in Nashville, Tennessee; and,

WHEREAS, at the time and place aforementioned, 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 Victoria Mortgage Company, whose address is 3737 Perrin Central, San Antonio, TX 78217, at and for the sum of $75,036.63, 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 Victoria Mortgage Company, 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 Victoria Mortgage Company, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 6-A Zone Lot Division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 51, 52, 53, 54, 55, 56, 57, 58, 59, and 60, Heritage Place of record in Plat Book 6250, Page 632 amending Plat Book 5200, Page 628, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete legal description of said lot.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 6761, Page 561, Register's Office of Davidson County, Tennessee.

35304

IDENTIFICATION REFERENCE

JUN 20 11 31 AM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

2068 06/20 0101 03CHECK 254.50

The last warranty deed of record is Warranty Deed, Book 7383, Page 521, 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 Victoria Mortgage Company, 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, February 22, 1990.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Thursday, February 22, 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.

Notary Public

SHANNON NAUGHER NOTARY PUBLIC SHELBY COUNTY, TN DEC. 6, 19

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 $75,036.63 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, February 22, 1990.

Notary Public

SHANNON NAUGHER NOTARY PUBLIC SHELBY COUNTY, TN DEC. 6, 19

PROPERTY ADDRESS: 318 Nesbitt Lane, Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Victoria Mortgage
3737 Perrin Central
San Antonio, TX 78217

S & K # 89-2-125

42-8-70

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8135 PAGE 77

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 75036.63
CON TX 247.50
PRFEE 1.00
WDEED 6.00
TOTAL 254.50
CHECK 254.50

06/20/90 01 11:32 0001 2068

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35304

IDENTIFICATION REFERENCE

JUN 20 11 31 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 329705