TENNESSEE FHA

NAME: Archie W. Madison
S&K#: 90-0360
LOAN#: 3427541
FHA#: 483-1260755

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 8138 PAGE 755

WHEREAS, by Deed of Trust dated February 19, 1987, recorded in Book 7144, Page 154, in the Register's Office of Davidson County, Tennessee, Archie W. Madison, unmarried, conveyed to Tommie J. Ferguson, 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 8098, Page 225, 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, June 20, 1990, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m..

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 Troy & Nichols, Inc., whose address is P.O. Box 4025, Monroe, LA 71211, at and for the sum of $38,493.16, 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 Troy & Nichols, Inc., 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 Troy & Nichols, Inc., 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. 1 on the Map of a Resubdivision of Lots 14 and 15, East Nashville Land Co.'s Plan of Lots, as of record in Book 3500, Page 22, Register's Office for said County.
BEGINNING at a point in the west margin of North 4th Street (now Lischey Ave.) at the corner of Lots 1 and 2; thence with the line between said Lots, westerly 106.1 feet to a point; thence northerly 58 feet to the south margin of Hancock Street; thence with the margin of the same, easterly 86.76 feet to the beginning of a curve; thence around said curve, southeasterly 31.6 feet to the west margin of North 4th Street (now Lischey Ave.); thence with the margin of the same, southerly 37.86 feet to the point of beginning.

3678O

RECEIVED FOR REFERENCE
Jun 26 10 35 AM '90
MAIL ENV.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 7144, Page 154, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 7144, Page 151, 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 Troy & Nichols, Inc., its successors and assigns, in fee simple forever, to whom the said First Financial 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, June 20, 1990.

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

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 $38,493.16 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

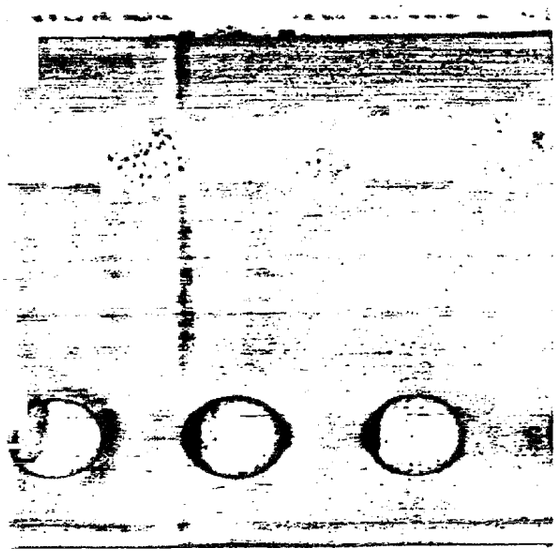
Subscribed and sworn to before me on Wednesday, June 20, 1990.

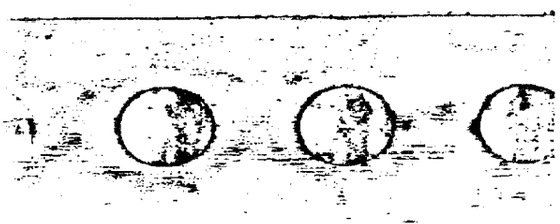
Notary Public

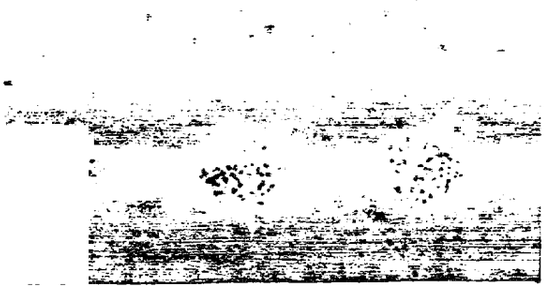
PROPERTY ADDRESS: 710 Lischey Avenue, Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Troy & Nichols, Inc.
P.O. Box 4025
Monroe, LA 71211
S & K # 90-0360
82-7-331

38006 0606 0101 03CHECK 134.05







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

RECEIVED OF _____

FOR _____

BOOK 8138 PAGE 757

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	38493.16
			CON TX	127.05
			PRFEE	1.00
			WDEED	6.00
			TOTAL	134.05
			CHECK	134.05
06/26/90		01	10:35 0001	3894

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

367.80

IDENTIFICATION REFERENCE

JUN 26 10 35 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 331505