TENNESSEE FHA

NAME: Charles H. Netherton
S&K#: 90-0375
LOAN#: 717248-9
FHA#: 483-1292889-203b

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 758

WHEREAS, by Deed of Trust dated March 16, 1987, recorded in Book 7173, Page 564, in the Register's Office of Davidson County, Tennessee, Charles H. Netherton, unmarried and Teresa J. Netherton, unmarried, conveyed to D. Gene Merrill and Frederick E. Brooks, Residents of Fairfax County, VA, either of whom may act, 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 8093, Page 546, 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 Cenlar Federal Savings Bank, whose address is P.O. Box 5223, Princeton, New Jersey 08543, at and for the sum of $63,720.09, 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 Cenlar Federal Savings Bank, 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 Cenlar Federal Savings Bank, 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:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Fairview Subdivision, Section 3, as of record in Plat Book 3700, page 113, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 97 fronts 73.0 feet on the Easterly margin of May Drive and extends back between parallel lines 140.00 feet to a dead line in the rear.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 7173, Page 564, Register's Office of Davidson County, Tennessee.

3678L

IDENTIFICATION REFERENCE

JUN 26 10 36 AM '90

MAIL TAX

The last warranty deed of record is Warranty Deed, Book 7173, Page 561, 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 Cenlar Federal Savings Bank, 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.

Shannon Naugher
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 $63,720.09 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.

Shannon Naugher
Notary Public

SHANNON NAUGHER NOTARY PUBLIC SHELBY COUNTY, TN EXP. DEC. 6, 1993

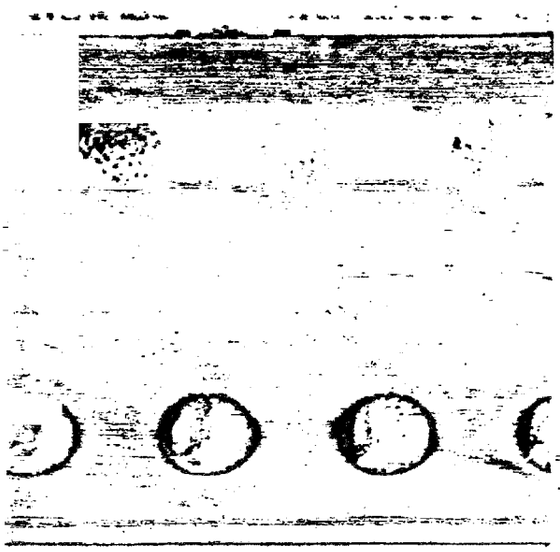
PROPERTY ADDRESS: 730 May Drive, Madison, TN 37115

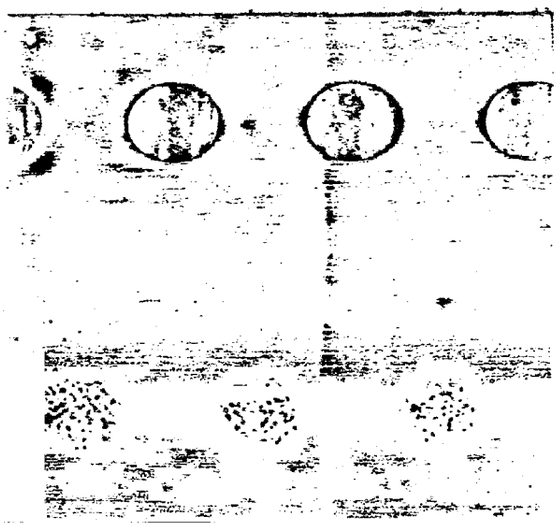
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Cenlar Federal Savings Bank
P.O. Box 5223
Princeton, New Jersey 08543

S & K # 90-0375

43-2-112

95 8/26 0101 03CHECK 217.21





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

RECEIVED OF _____

FOR _____

BOOK 8138 PAGE 760

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 63720.09
				CON TX 210.21
				PRFEE 1.00
				MDEED 6.00
				TOTAL 217.21
				CHECK 217.21
06/26/90	01			10:36 0001 3895

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3678 I.

TITLE REFERENCE

JUN 26 10 36 AM '90

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TENN.

No. 331506