TENNESSEE FHA

NAME: Jeffrey C. Howard
S&K#: 89-2-119
LOAN#: 1459049
FHA#: 483-1385627203

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 November 23, 1987, recorded in Book 7412, Page 157, in the Register's Office of Davidson County, Tennessee, Jeffrey C. Howard and wife, Charlene Y. Howard and Dennis T. Rosenhagen and wife, Sharon Rosenhagen, conveyed to Phillip E. Hill, 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 7942, Page 979, 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, November 16, 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 Government National Mortgage Association, whose address is c/o Bowest Corporation, 3300 N. Torry Pines Court, La Jolla, CA 92037, at and for the sum of $86,904.07, 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 Government National Mortgage Association, 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 Government National Mortgage Association, 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. 18 on the Plan of Paige Villa Section of record in Book 6250, page 557, of the Register's Office for said county, to which plan reference is hereby made for a more complete and detailed description of said lot.

39426

IDENTIFICATION REFERENCE

JUL 6 8 22 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7646 07/06 0101 03CHECK 293.77

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 7412, Page 157, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 7134, Page 134, 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 Government National Mortgage Association, 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, November 16, 1989.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Thursday, November 16, 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 Naughton
Notary Public

SHANNON NAUGHTON 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 $86,904.07 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, November 16, 1989.

Shannon Naughton
Notary Public

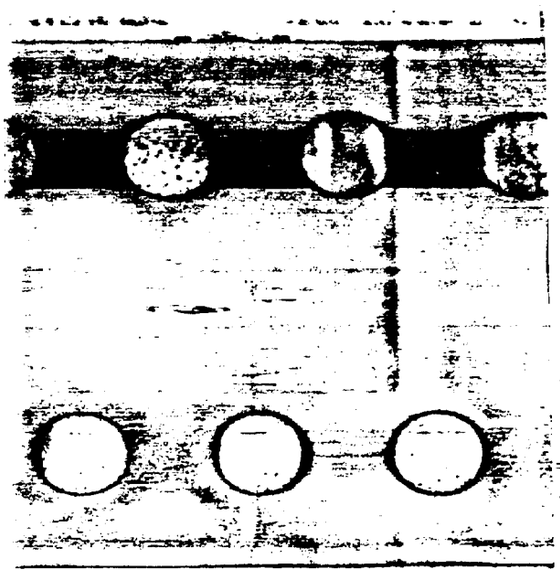
SHANNON NAUGHTON NOTARY PUBLIC SHELBY COUNTY, TN My Exp. DEC. 6, 1992

PROPERTY ADDRESS: 729 Paige Circle, Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Government National Mortgage Association
c/o Bowest Corporation
3300 N. Torry Pines Court
La Jolla, CA 92037

S & K # 89-2-119

59-11-278



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

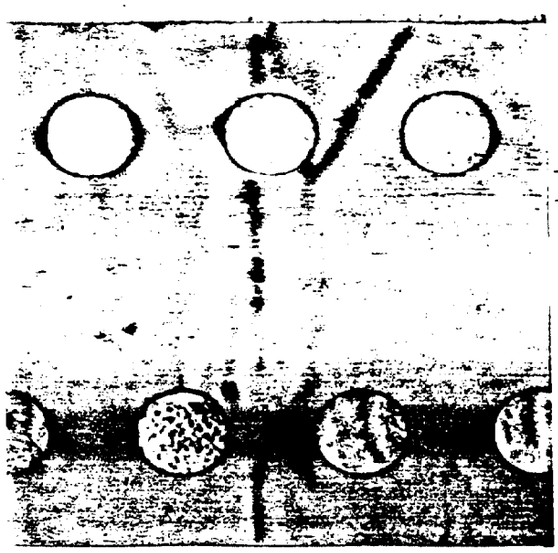
RECEIVED OF _____

FOR _____

BOOK 8146 PAGE 916

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 86904.07
CON TX 286.77
PRFEE 1.00
MTGFEE 6.00
TOTAL 293.77
CHECK 293.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/06/90 01 08:24 0001 7646

39426

IDENTIFICATION REFERENCE

JUL 6 8 22 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 334527