FHA CASE # 483-1128380-703
DGMC # 7197883
CASE NAME: Charles H. Mechenbier & Mary M. Mechenbier

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 11, 1986, and recorded in Book Number 6979, Page 244-247, in the Register's Office of Davidson County, Tennessee, Jeff Ford, unmarried conveyed to R. Conner, McAllister, Trustee, the hereinafter described property for the purpose of securing the payment of 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 record in Book 8128, Page 771, in said Register's Office; 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 provision 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 provision of said Deed of Trust by which advertisement the sale was appointed to be held on the 3rd day of August, 1990, at the South Door of the Metro Courthouse, Nashville, Davidson County, Tennessee; 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 Deposit Guaranty Mortgage Company for the sum of Seventy-Two Thousand, Seven Hundred Seven and 44/100 ($72,707.44) Dollars, 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 the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Deposit Guaranty Mortgage Company of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Substitute Trustee, does hereby grant, bargain, sell and convey to the said Deposit Guaranty Mortgage Company in fee simple forever, the property above mentioned and now further being described as being in Nashville, Davidson, Tennessee, to-wit:

Being Lot No. 61-A, Zone Lot Division lots 60-63 of Dreamland Estates Southeast Section Two of record in Plat Book 6900, Page 50, amending Plat Book 5200, Page 648, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the said real property above described, together with the privileges, appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Deposit Guaranty Mortgage Company, its successors and assigns, in fee simple forever, to whom the undersigned 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 and otherwise.

IN WITNESS WHEREOF, the said Substitute Trustee, has hereunto set his hand and seal this 3rd day of August, 1990.

MARVIN POSNER, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Marvin Posner known to me to be the person or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal this 3rd day of August, 1990.

My Commission Expires:
June 19, 1991

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 $72,707.44, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3rd day of August, 1990.

Notary Public

My commission expires:
June 19, 1991

PROPERTY ADDRESS:
929 Ilawood Drive
Nashville, Tennessee 37211

Map 162-13, Parcel 195

PROPERTY OWNER:
Deposit Guaranty Mortgage Company

Mail Tax Notices to:
Deposit Guaranty Mortgage Company
P.O. Box 1193
Jackson, Mississippi 39215-1193

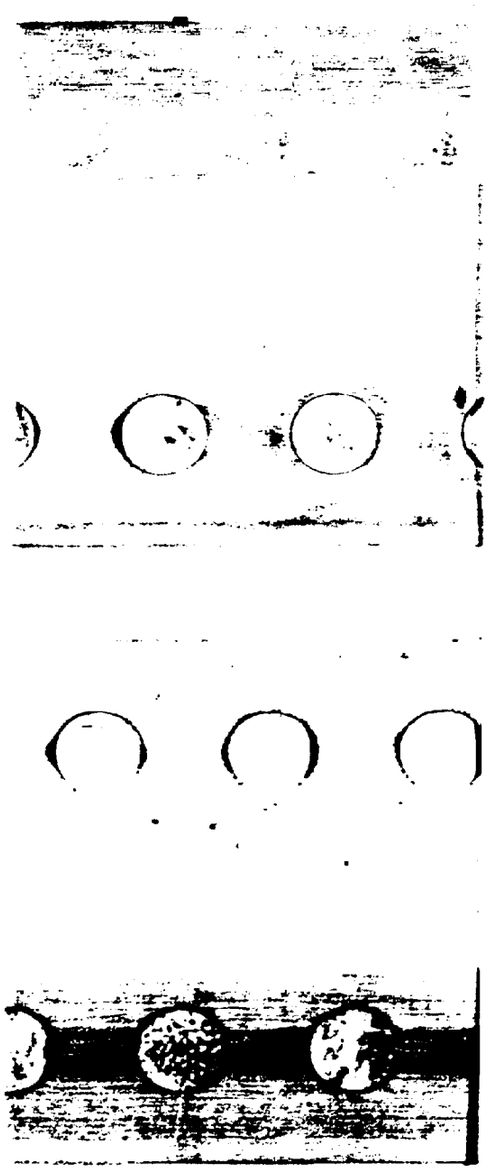
PREPARED BY AND RETURN TO:
MARVIN POSNER, Attorney
860 Ridge Lake Blvd., Suite 305
Memphis, Tennessee 38120

8321 08/09 0101 03CHECK 246-91

Aug 9 8 52 AM '90
FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN

IDENTIFICATION

48091



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8171 PAGE 265

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	72707.44
CON TX	239.91
PRFEE	1.00
MDEED	6.00
TOTAL	246.91
CHECK	246.91

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/09/90 01 08:59 0001 8321

48091

IDENTIFICATION REFERENCE

AUG 9 8 52 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 344773