TENNESSEE FHA

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

NAME: Terry Lee Cotten
S&K#: 90-0581
LOAN#: 178777
FHA#: 483-1314173-703b

SUBSTITUTE TRUSTEE'S DEED

BOOK 8180 PAGE 90

WHEREAS, by Deed of Trust dated March 30, 1987, recorded in Book 7195, Page 441, in the Register's Office of Davidson County, Tennessee, Terry Lee Cotten, unmarried, conveyed to Arthur C. Coble, Jr., 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 8128, Page 555, 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, August 15, 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 Tennessee Housing Development Agency, whose address is c/o National Mortgage Company, 4041 Knight Arnold Road, Memphis, TN 38118, at and for the sum of $59,425.68, 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 Tennessee Housing Development Agency, 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 Tennessee Housing Development Agency, 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:

Described land situated in the City of Madison, Davidson County, Tennessee, being part of Lot No. 13 on the Plan of the Anderson Estates, as of record in Book 1130, page 37, Register's Office for said County, being Lot No. 49 on the Plan of the re-subdivision of Lots Nos. 1 and 13 of said Anderson Estates, not of record, described as follows:

Beginning at a point on the westerly margin of Myatt Drive, 190.02 feet southerly from the intersection of the westerly margin of said Myatt Drive and the southerly margin of Thornton Avenue, said point being the northerly corner of Lot No. 47 on said unrecorded plan; thence with the westerly margin of said Myatt Drive, northerly 75 feet; thence westerly 130 feet; thence

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southerly 77.1 feet; thence easterly 136 feet to the beginning. LESS AND EXCEPT the following property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by instrument of record in Book 4377, page 165, Register's Office for said County, as follows:

Beginning at a point in the present westerly right-of-way line of Myatt Drive at the southeast corner of the Lawson Lands; thence westerly along the southerly line of the Lawson Lands, 10 feet to the new proposed westerly right-of-way line of Myatt Drive; thence northerly along the new proposed right-of-way line of Myatt Drive, 75 feet to a point in the northerly property line of the Lawson Lands; thence easterly along the northerly property line of the Lawson Lands, 10 feet to Lawson's northeast corner; the same being in the present westerly right-of-way line of Myatt Drive; thence southerly along the present right-of-way line of Myatt Drive, 75 feet to the point of beginning and containing 750 square feet.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 7195, Page 441, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 7195, Page 437, 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 Tennessee Housing Development Agency, 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, August 15, 1990.

FIRST FINANCIAL TITLE AGENCY OF TENNESSEE, INC.

Joe M. Kirsch, President

STATE OF TENNESSEE
COUNTY OF SHELBY

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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

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

PROPERTY ADDRESS: 328 Myatt Drive, Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Tennessee Housing Development Agency
c/o National Mortgage Company
4041 Knight Arnold Road
Memphis, TN 38118
S&K # 90-0581

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