TENNESSEE FHA

NAME: Charles Watson, Jr.
S&K#: 90-0612
LOAN#: 275123
FHA#: 483-1455967731

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 8186 PAGE 495

WHEREAS, by Deed of Trust dated May 31, 1988, recorded in Book 7569, Page 784, and rerecorded in Book 7577, Page 597, in the Register's Office of Davidson County, Tennessee, Orman Dexter Cook, Jr., unmarried, conveyed to Daniel B. Kanaby, 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 8138, Page 775, 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 29, 1990, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 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 MeritBanc Mortgage Corporation, whose address is P.O. Box 4371, Houston, TX 77210-4371, at and for the sum of $52,399.24, 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 MeritBanc Mortgage Corporation, 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 MeritBanc Mortgage Corporation, 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:

Described land situated in the City of Nashville, Davidson County, Tennessee, to wit: Being Lot 49, Unit 49, Condominium Site Plan Lots 15-20, 41-56, Section Four, Priest Lake Forest, of record in Plat Book 5200, page 574, amending Plat Book 5200, page 573, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

54000

IDENTIFICATION

Aug 31 11 02 AM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

5357 08/31 0101 03CHECK 179.92

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 7569, Page 784, and rerecorded in Book 7577, Page 597, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 7933, Page 684, 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 MeritBanc Mortgage Corporation, 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 Wednesday, August 29, 1990.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Wednesday, August 29, 1990, 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.

Notary Public

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

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 $52,399.24 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, August 29, 1990.

Notary Public

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

PROPERTY ADDRESS: 2856 Lake Forest Drive, Nashville, TN 37217

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
MeritBanc Mortgage Corporation
P.O. Box 4371
Houston, TX 77210-4371

S & K # 90-0612

136-10-B-30-CO

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8186 PAGE 497

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 52399.24
CON TX 172.92
PRFEE 1.00
WDEED 6.00
TOTAL 179.92
CHECK 179.92

08/31/90 01 11:05 0001 5357

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54000

IDENTIFICATION REFERENCE

Aug 31 11 02 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 351733