TENNESSEE FHA

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

NAME: Lurton Lipscomb, Jr.
S&K#: 90-0513
LOAN#: 010854-8
FHA#: 483-100681

SUBSTITUTE TRUSTEE'S DEED

BOOK 8200 PAGE 749

WHEREAS, by Deed of Trust dated March 31, 1985, recorded in Book 6552, Page 384, in the Register's Office of Davidson County, Tennessee, John C. Mateer and wife, Nancy Lee Mateer, conveyed to Tim N. Taylor, 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 8114, Page 435, 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 8, 1990, and at that time the sale was adjourned to Wednesday, September 12, 1990 at 10:00 a.m., at the Davidson County Courthouse in Nashville, Tennessee; and,

WHEREAS, at the time and place aforementioned, 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 America's Mortgage Company, whose address is P.O. Box 6548, Springfield, IL 62708, at and for the sum of $58,910.00, 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 America's Mortgage Company, 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 America's Mortgage Company, 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 Nashville, County of Davidson, and State of Tennessee, to wit: Being Lot No. 31 on the Plan of Willow Creek Subdivision, Section II, of record in Plat Book 5200, page 630, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 6552, Page 384, Register's Office of Davidson County, Tennessee.

59103

IDENTIFICATION REFERENCE

SEP 21 11 43 AM '90

1036 09/21 0101 03CHECK 201.37

The last warranty deed of record is Warranty Deed, Book 7769, Page 799, 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 America's Mortgage Company, 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, September 12, 1990.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Wednesday, September 12, 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.

Shannon Naughe
Notary Public

SHANNON NAUGHER NOTARY PUBLIC SHELBY COUNTY

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 $58,910.00 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, September 12, 1990.

Shannon Naughe
Notary Public

SHANNON NAUGHER NOTARY PUBLIC SHELBY COUNTY, TN EXP. DEC. 6, 1992

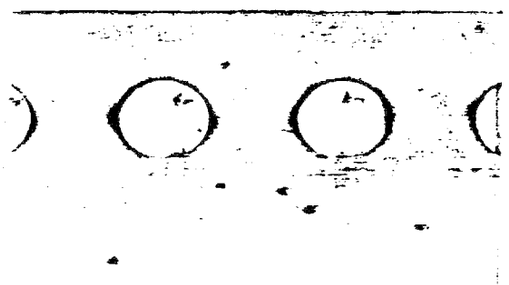
PROPERTY ADDRESS: 3621-3623 Willow Creek Court, Nashville, TN 37206

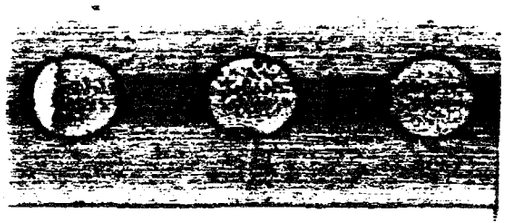
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
America's Mortgage Company
P.O. Box 6548
Springfield, IL 62708

S & K # 90-0513

50-2-36







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

RECEIVED OF _____

FOR _____

BOOK 8200 PAGE 751

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 58910.00
CON TX 194.37
PRFEE 1.00
WDEED 6.00
TOTAL 201.37
CHECK 201.37

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09.21.90 01 11:47 0001 1036

59103

IDENTIFICATION REFERENCE

SEP 21 11 43 AM '90

No. 357657