TENNESSEE FHA

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

NAME: Elisha Guadalupe
S&K#: 90-0650
LOAN#: 422837
FHA#: 483-1453409-703

SUBSTITUTE TRUSTEE'S DEED

BOOK 8200 PAGE 755

WHEREAS, by Deed of Trust dated May 13, 1988, recorded in Book 7547, Page 847, in the Register's Office of Davidson County, Tennessee, Elisha Guadalupe and wife, Amy J. Guadalupe, conveyed to Delta Title Company, 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 8147, Page 192, 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, September 12, 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 National Mortgage Company, whose address is 4041 Knight Arnold Road, Memphis, TN 38118, at and for the sum of $68,313.05, 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 National 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 National Mortgage Company, 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 3rd, formerly the 11th, Civil District of Madison, Davidson County, Tennessee, being Lot Nos. 36, 37, 38, and 39 of Block B on the Plan of Marthona, not of record, described as follows:

Beginning on the easterly margin of West Marthona Road, (formerly known as Ezell Road West), at a point 475 feet south of the southerly margin of Old Hickory Boulevard, said point being the corner of Lot Nos. 35 and 36; thence with the line between said two lots eastwardly 420 feet; thence south 2 deg. 58' west 100 feet to the corners of Lot Nos. 39 and 40; thence with the line

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between said two lots westwardly 420 feet to the easterly margin of West Marthona Road; thence with said Road northwardly 100 feet to the beginning.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 7547, Page 847, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 7547, Page 845, 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 National 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

1990 09 21 0101 03CHECK 232.39

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.

Notary Public

SHANNON NAUGHER NOTARY PUBLIC SHELBY COUNTY, TN EXP. 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 $68,313.05 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.

Notary Public

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

PROPERTY ADDRESS: 113 West Marthona Road, Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
National Mortgage Company
4041 Knight Arnold Road
Memphis, TN 38118

S & K # 90-0650
42-15-38

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8200 PAGE 757

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	68313.05
CON TX	225.39
PRFEE	1.00
WDEED	6.00
TOTAL	232.39
CHECK	232.39

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/21/90 01 11:49 0001 1038

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IDENTIFICATION

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FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 357659