TENNESSEE FHA

NAME: Johnny F. Seaborn
S&K#: 89-9-643
LOAN#: 081044-0
FHA#: 483-1175946-703

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 3, 1986, recorded in Book 6912, Page 217, in the Register's Office of Davidson County, Tennessee, Johnny F. Seaborn and wife Debra C. Seaborn and Jimmy Dunn and wife, Joyce P. Dunn, 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 7959, Page 200, 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, Otober 17, 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 Trustbank Savings, whose address is P.O. Box 929, McLean, VA 22101, at and for the sum of $67,943.67, 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 Trustbank Savings, 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 Trustbank Savings, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 50A of the Zone Lot Division of Lot No. 42, Section 2 and Lot No. 50, Section 3, Lakeshore Woods, of record in Plat Book 6250, page 603, amending Plat Book 5200, page 608, and corrected in Book 6707, page 855, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 6912, Page 217, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 6499, Page 793, 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 Trustbank Savings, 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 Thursday, October 18, 1990.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Thursday, October 18, 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 as his free act and deed.

WITNESS my Hand and Notarial Seal at Office the day and year above written.

SHANNON NAUGHER NOTARY PUBLIC EXP. DEC. 8, 1993 SHELBY COUNTY, TN

Shannon Naugher
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 $67,943.67 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

SHANNON NAUGHER NOTARY PUBLIC EXP. DEC. 8, 1993 SHELBY COUNTY, TN

Affiant

Subscribed and sworn to before me on Thursday, October 18, 1990.

Shannon Naugher
Notary Public

PROPERTY ADDRESS: 3334 Oak Trees Court, Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Trustbank Savings
P.O. Box 929
McLean, VA 22101

S & K # 89-9-643

150-07-268

3882 10/26 0101 03CHECK 231.07

6609

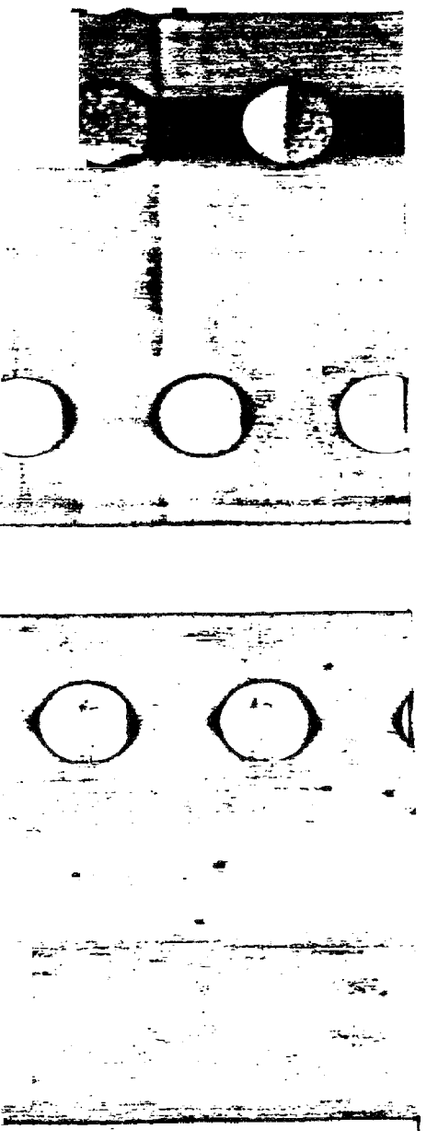
IDENTIF. REFERENCE

Oct 26 11 13 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8225 PAGE 323

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 67943.67
CON TX 224.07
PRFEE 1.00
WDEED 6.00
TOTAL 231.07
CHECK 231.07

10/26/90 01 11:15 0001 3882

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68009

IDENTIF. T REFERENCE

OCT 26 11 14 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 368039