TENNESSEE FHA

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

NAME: John T. Monsue
S&K#: 90-1142
LOAN#: 3021808
FHA#: 483-1031212-703B

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 11, 1985, recorded in Book 6607, Page 133, in the Register's Office of Davidson County, Tennessee, Bob True and wife, Shirley L. True, conveyed to D. Gene Merrill and Frederick E. Brooks, 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 8220, Page 978, 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, January 9, 1991, 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 Troy & Nichols, Inc., whose address is P.O. Box 4025, Monroe, LA 71211-4025, at and for the sum of $35,736.10, 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 Troy & Nichols, Inc., 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 Troy & Nichols, Inc., 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, Davidson County, Tennessee, being Lot No. 34 on the Plan of the Subdivision of Lots 39 and 40 of the B. F. Cockrill Farm as of record in Book 332, page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 50 feet on the southerly side of Leslie Avenue formerly Leslie Street, and runs back between parallel lines 150 feet to an alley.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 6607, Page 133, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 7886, Page 256, 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 Troy & Nichols, Inc., 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, January 9, 1991.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Wednesday, January 9, 1991, 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 NAUGHER NOTARY PUBLIC EXP. DEC. 5, 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 $35,736.10 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, January 9, 1991.

SHANNON NAUGHER NOTARY PUBLIC EXP. DEC. 5, 1993 SHELBY COUNTY, TN

Shannon Naugher
Notary Public

PROPERTY ADDRESS: 3815 B Leslie Avenue, Nashville, TN 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Troy & Nichols, Inc.
P.O. Box 4025
Monroe, LA 71211-4025

S & K # 90-1142

91-10-442

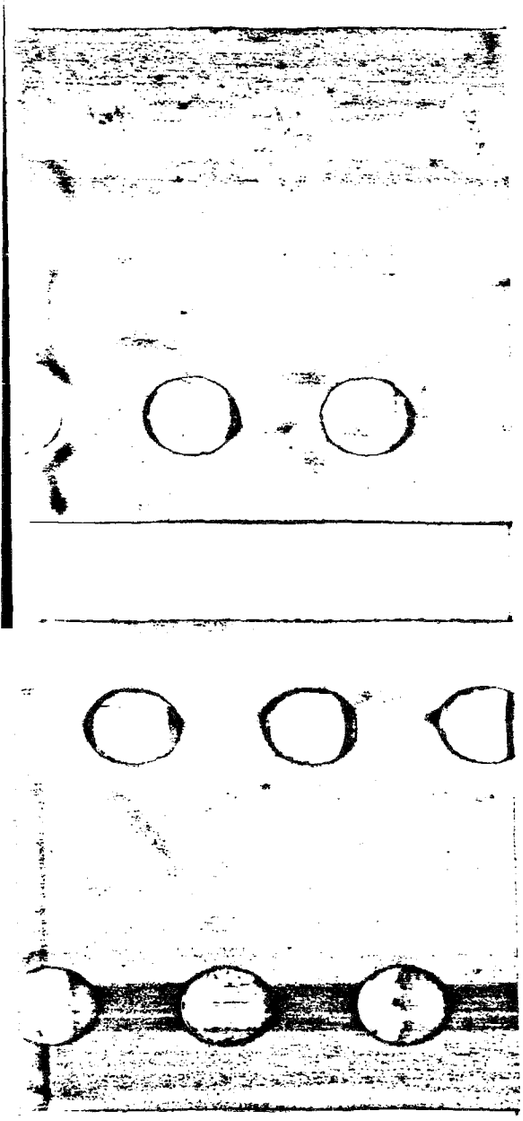
85928

IDENTIF. REFERENCE

JAN 14 9 57 AM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

5248 01/14 0101 03CHECK 124.81



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8275 PAGE 108

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 35736.10
CON TX 117.81
PRFEE 1.00
WDEED 6.00
TOTAL 124.81
CHECK 124.81

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01-14-91 01 09:56 0001 5248

85928

IDENTIF. REFERENCE

JAN 14 9 57 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 389118