TENNESSEE FHA

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

NAME: Percy H. Davidson
S&K#: 90-0814
LOAN#: 196329-7
FHA#: 483-1277642

SUBSTITUTE TRUSTEE'S DEED

BOOK 8286 PAGE 979

WHEREAS, by Deed of Trust dated December 31, 1986, recorded in Book 7102, Page 422, in the Register's Office of Davidson County, Tennessee, Percy H. Davidson and wife, Dianne M. Davidson, conveyed to Steven G. Waters, 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 8245, Page 843, 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 Leed 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 30, 1991, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m..

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 Real Estate Financing, Inc., whose address is P.O. Box 669, Montgomery, AL 36101-0669, at and for the sum of $53,694.58, 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 Real Estate Financing, Inc., the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, First Financial Title Agency of Tennessee, Inc., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Real Estate Financing, 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:

The following-described land situated in Nashville, County of Davidson, and State of Tennessee, to wit:

Being Lot No. 76 on the Plan of Town Park Estates as of record in Book 3300, pages 64 and 65, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Ladybird Court at the corner of Lot Nos. 76 and 77; thence with the line between said two lots, southerly 95.37 feet to the corner of Lot Nos. 76,77 and 78; thence with the line between Lot Nos. 76 and 78, southwesterly 83.67 feet to the corner of Lot Nos. 76,78,79, and 59; thence with the line between Lots Nos. 59 and 76, northwesterly 111.17 feet to the corner of Lot Nos. 61 and 76; thence with the line between said two lots, northerly 163.5 feet to the corner of Lot Nos. 75 and 76; thence with the line between

said two lots, eastwardly 147.37 feet to the westerly margin of Ladybird Court; thence with the same southeasterly 77.89 feet to the beginning.

This legal description is identical with that in Deed recorded in Book 7102, Page 422, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 7102, Page 422, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 5358, Page 228, 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 Real Estate Financing, Inc., its successors and assigns, in fee simple forever, to whom the said First Financial Title Agency of Tennessee, Inc., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said First Financial Title Agency of Tennessee, Inc., Substitute Trustee, has hereunto set its hand and seal on Thursday, January 31, 1991.

FIRST FINANCIAL TITLE AGENCY OF TENNESSEE, INC.

Joe M. Kirsch, President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joe M. Kirsch with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the president of First Financial Title Agency of Tennessee, Inc., the within named bargainor, a corporation, and that he as such president executed the foregoing instrument for the purposes therein contained signing the name of the corporation by himself as president.

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

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

Shannon Vaugher

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 $53,694.58 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 Thursday, January 31, 1991.

SHANNON NAUGHTS NOTARY PUBLIC EXP DEC 6 1993 SHELBY COUNTY TN

Notary Public

PROPERTY ADDRESS: 3605 Lady Bird Ct., Nashville, Tn 37217

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Real Estate Financing, Inc.
P.O. Box 669
Montgomery, AL 36101-0669

S & K # 90-0814

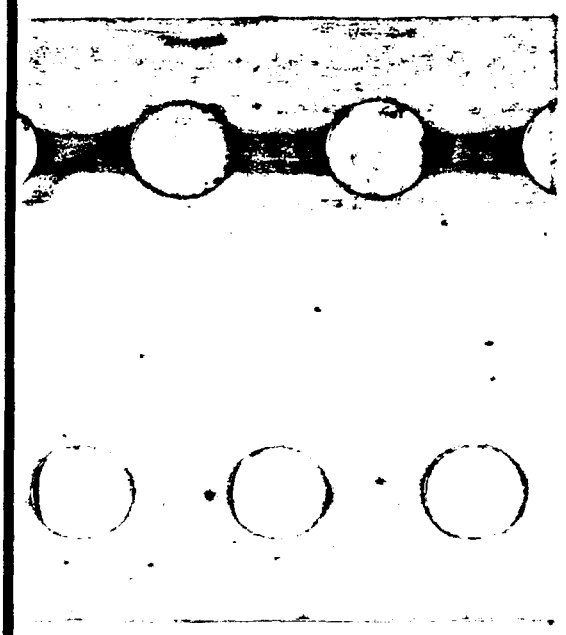
135 05 062

9U495

IDENTIF. REFERENCE

FEB 4 1 38 PM '91

4071 02/04 0101 03CHECK 187.21



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8286 PAGE 982

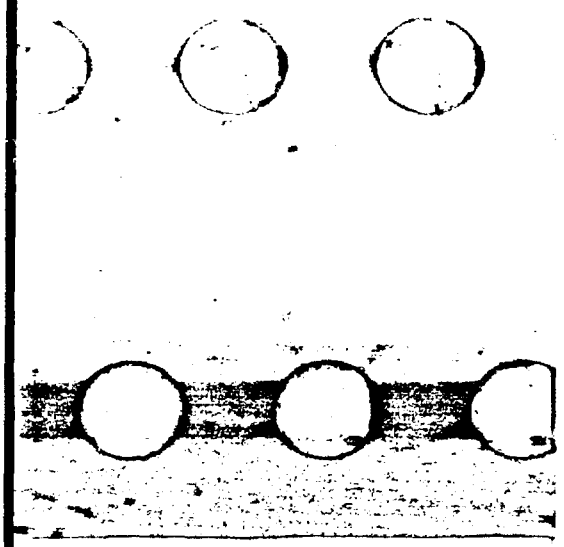
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	53694.58
CON TX	177.21
PRFEE	1.00
WDEED	9.00
TOTAL	187.21
CHECK	187.21

02/04/91 01 13:37 0001 4071

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



90495

IDENTIF. REFERENCE

FEB 4 1 38 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 394421