TENNESSEE FHA

NAME: Stephen L. Barth
S&K#: 90-0867
LOAN#: 323310-3
FHA#: 483-072849

THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH
P O BOX 341155
MEMPHIS, TN 38134-1155

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 22, 1979, recorded in Book 5509, Page 719, in the Register's Office of Davidson County, Tennessee, Ronnie Reeder, a single person, conveyed to Donald Robinson, 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 8262, Page 815, 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, February 27, 1991, at 10:00 a.m., and at that time the sale was adjourned to Wednesday, March 20, 1991, 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 Resolution Trust Corporation as Receiver of Empire Federal Savings Bank of America, successor in interest by regulatory action to Empire of America Federal Savings Bank, whose address is 2 Empire Plaza, Buffalo, New York 14203-2933, at and for the sum of $59,689.61, 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 Resolution Trust Corporation as Receiver of Empire Federal Savings Bank of America, successor in interest by regulatory action to Empire of America Federal Savings Bank, 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 Resolution Trust Corporation as Receiver of Empire Federal Savings Bank of America, successor in interest by regulatory action to Empire of America Federal Savings Bank, 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 Madison, Davidson County, Tennessee, being Lot No. 4 on the Plan of the resubdivision of part of Lot "M"-W.P. Ready's Subdivision, of record in Book 5190, page 206, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

This legal description is identical with that in Deed recorded in Book 5509, Page 719, 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 5509, Page 719, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 7065, Page 155, 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 Resolution Trust Corporation as Receiver of Empire Federal Savings Bank of America, successor in interest by regulatory action to Empire of America Federal Savings Bank, 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, March 20, 1991.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Wednesday, March 20, 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.

My Commission Expires 12/6/93

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 $59,689.61 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, March 20, 1991.

My Commission Expires 12/6/93

Notary Public

PROPERTY ADDRESS: 110 Shannon Avenue, Madison, TN 37115
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Resolution Trust Corporation as Receiver of Empire Federal Savings Bank of America, successor in interest by regulatory action to Empire of America Federal Savings Bank
2 Empire Plaza
Buffalo, N. Y. 14203-2933
S & K # 90-0867
043-01-0-147

IDENTIFICATION REFERENCE

6.00