TENNESSEE FHA

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

NAME: Scott E. Vogan
S&K#: 91-0205
LOAN#: 025027-4
FHA#: 483-1340042-703B

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 28, 1987, recorded in Book 7220, Page 511, in the Register's Office of Davidson County, Tennessee, Timothy A. Powell and wife, Elizabeth C. Powell, conveyed to Charles W. Bone, 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 8296, Page 919, 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, April 17, 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 First Guaranty Mortgage Corporation, whose address is 525 Corinne Street, Hattiesburg, MSA 39401, at and for the sum of $43,175.47, 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 First Guaranty Mortgage Corporation, 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 First Guaranty Mortgage Corporation, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nasvhille, County of Davidson, State of Tennessee, to-wit:

Described land situated in Nashville, Davidson County, Tennessee, being Lot No. 17 on the Revised Plan of Valley View Subdivision, Section One, as of record in Book 2331, page 113, Register's Office for said County.

Said Lot No. 17 fronts 49.3 feet on the southwesterly side of Sentinel Drive and runs back between lines 201.4 feet on the northwesterly line and 173 feet on the southeasterly line to the right-of-way of the N.C. & St. L. Railroad Branch, measuring 93 feet thereon.

This legal description is identical with that in Deed recorded in Book 7220, Page 511, 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 7220, Page 511, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 7220, Page 508, 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 First Guaranty Mortgage Corporation, 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, April 17, 1991.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Wednesday, April 17, 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 $43,175.47 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, April 17, 1991.

My Commission Expires 12/6/93

Notary Public

PROPERTY ADDRESS: 3827 Sentinel Drive, Nashville, TN 37209

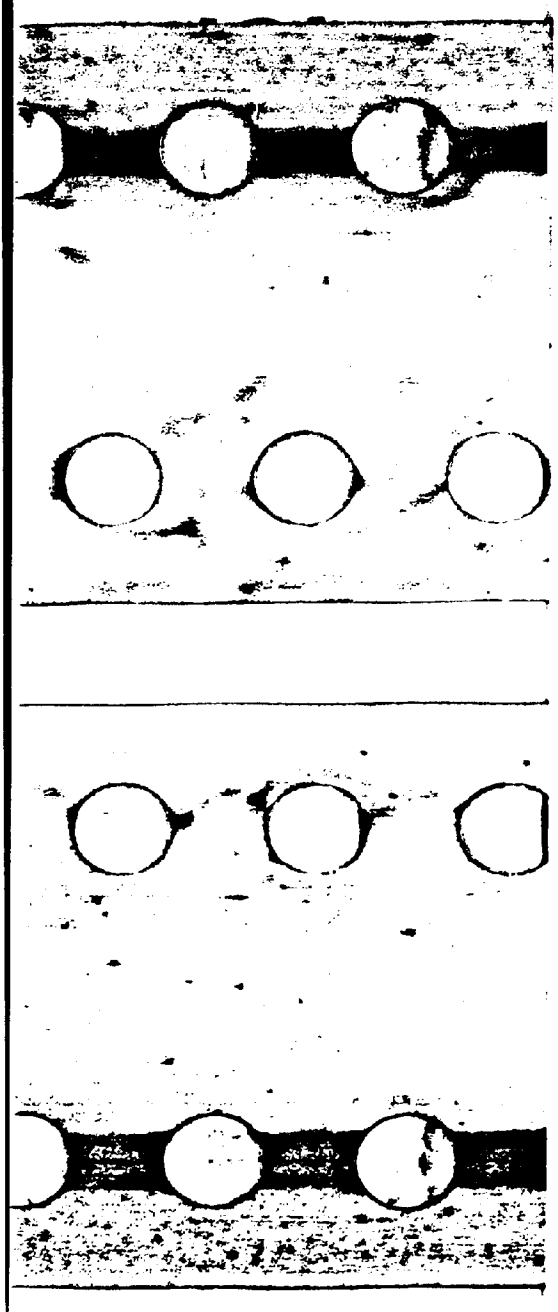
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
First Guaranty Mortgage Corporation
525 Corinne Street
Hattiesburg, MS 39401

S & K # 91-0205

103-04-312

IDENTIFICATION

07556



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ 5424 04/19 0101 03CHECK 0.00

FOR _____

BOOK **8333** PAGE **450**

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07856

IDENTIF. TREFERENCE

APR 19 9 32 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

04/19/91 01 09:31 0001 6290

MAMT 43175.47
MOR TX 142.56
PRFEE 1.00
MISC 6.00
TOTAL 149.56
CHECK 149.56

VOID
MAMT 43175.47-
VOID
MOR TX 149.56-
CAMT 43175.47
CON TX 149.56
MISC 6.00-
MDEED 6.00
TOTAL 0.00
CHECK 0.00

No. 414321

04/19/91 01 12:52 0001 4424