TENNESSEE FHA

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

NAME: James W. Hanz
S&K#: 91-0395
LOAN#: 9148019
FHA#: 483-1297892-203

SUBSTITUTE TRUSTEE'S DEED

BOOK 8368 PAGE 354

WHEREAS, by Deed of Trust dated February 27, 1987, recorded in Book 7154, Page 984, in the Register's Office of Davidson County, Tennessee, Ralph A. Cornelius and his wife, Wendi M. Cornelius and Thomas E. Cornelius and his wife, Wanda G. Cornelius, conveyed to Michael J. Philbin, 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 8309, Page 335, 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, June 5, 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 Independence One Mortgage Corporation, whose address is P.O. Box 5076, Southfield, MI 48086-5076, at and for the sum of $ 68,563.00 , 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 Independence One 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 Independence One Mortgage Corporation, 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 in Davidson County, Tennessee, being Lot No. 60 on the Plan of Battery Crest, Section 1, as of record in Book 2900, Page 91, as amended in Book 3707, page 335 in the Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 88 feet on the southerly side of Milner Court and extends back 266.25 feet on the easterly line and 150 feet on the westerly line to a dead line in the rear measuring 145.12 feet thereon.

This legal description is identical with that in Deed recorded in Book 7154, Page 984, 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 7154, Page 984, Register's Office of 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 Independence One 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, June 5, 1991.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Wednesday, June 5, 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 $ 68,563.00 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, June 5, 1991.

My Commission Expires 12/6/93

Notary Public

PROPERTY ADDRESS: 307 Milner Court, Nashville, TN 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Independence One Mortgage Corporation
P.O. Box 5076
Southfield, MI 48086-5076

S & K # 91-0395

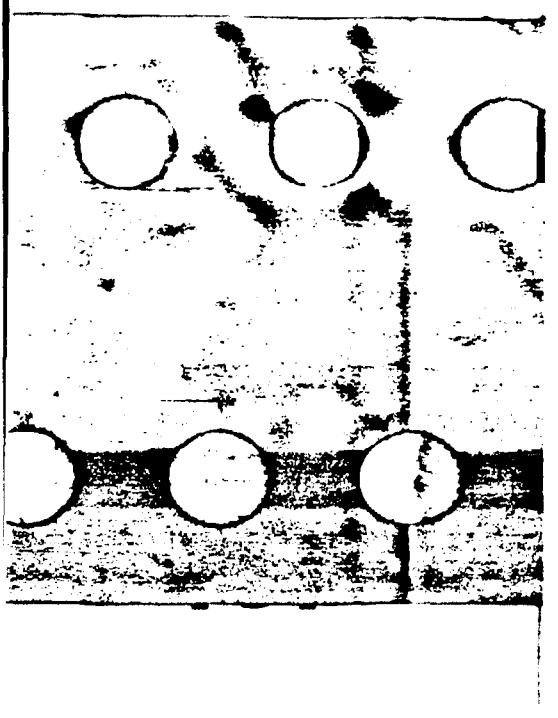
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20116

JUN 6 1 36 PM '91

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8368 PAGE 356

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 68563.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	68563.00
CON TX	226.38
PRFEE	1.00
MTGFEE	6.00
TOTAL	233.38
CHECK	233.38

06/06/91 01 13:37 0001 1365

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RECEIPT REFERENCE

JUN 6 1 36 PM '91

No. 428437