TENNESSEE FHA

NAME: William T. Jones
S&K#: 91-0633
LOAN#: 717417-0
FHA#: 483-1288412-703B

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

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 27, 1987, recorded in Book 7157, Page 48, in the Register's Office of Davidson County, Tennessee, William T. Jones, Married, 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 8387, Page 555, 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, SEPTEMBER 4, 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 Cenlar Federal Savings Bank, whose address is P.O. Box 5223, Princeton, NJ 08543, at and for the sum of $69,986.25, 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 Cenlar 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 Cenlar Federal Savings Bank, 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. 7 on the Plan of Powell Subdivision, Section Two, as of record in Book 5800, page 272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This legal description is identical with that in Deed recorded in Book 7157, Page 48, 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 7157, Page 48, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 7257, Page 45, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements and any other matter of record.

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 Cenlar 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, September 4, 1991.

Joe M. Kirsch

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 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 8-8-95

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 $69,986.25 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, September 1991.

My Commission Expires 8-8-95

Notary Public

PROPERTY ADDRESS: 2308-2310 Campbell Drive, Nashville, TN 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
**Cenlar Federal Savings Bank**
**101 Carnegie Center**
**CN #5223**
**Princeton, NJ 08543**

S & K # 91-0633

Map & Parcel - 83-3-336

4.5.6.4.8.

IDENTIFICATION REFERENCE

Sep 10 12 48 PM '91

9375 09/10 0101 03CHECK 266.00

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

RECEIVED OF _____

FOR _____

BOOK 8439 PAGE 465

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 69986.25 |
| | | | | CON TX 259.00 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 266.00 |
| | | | | CHECK 266.00 |
| 09/10/91 | 01 | | | 12:53 0001 9375 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.5.6.4.8

IDENTIF REFERENCE

SEP 10 12 48 PM '91

No. 457636