TENNESSEE FHA

NAME: Charles L. Carr and Lisa C. Carr
S&K#: 91-0968
LOAN#: 17961
FHA#: 483-1510863

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 December 7, 1988, recorded in Book 7724, Page 115, in the Register's Office of Davidson County, Tennessee, Charles L. Carr and wife, Lisa C. Carr, conveyed to Ann Maxwell, 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 8395, Page 294, 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 MLA, Inc., whose address is 24275, Northwestern Highway, Southfield, MI 48075, at and for the sum of $82,761.40, 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 MLA, Inc., 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 MLA, 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:

Described land in Davidson County, Tennessee, being Lot Number 55B on the Plan of Zone Lot Division, Percy Priest Woods, Lots 53, 55, 70, 71, 72, 73 and 74, Rev. Section III, of record in Plat Book 5200 at page 789, and amended in Plat Book 6250, page 583, both in Register's Office for said County, to which reference is hereby made for a more complete description.

This legal description is identical with that in Deed recorded in Book 7724, Page 115, 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 7724, Page 115, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 7724, Page 112, 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 MLA, Inc., 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

Stacey Johnston
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 $82,761.40, 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 4, 1991.

My Commission Expires 8-8-95

Stacey Johnston
Notary Public

PROPERTY ADDRESS: 1100 Oakway Court, Nashville, TN 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
MLA, Inc.
c/o Miami Valley Bank
24275 Northwest Highway
Southfield, MI 48075

S & K # 91-0968

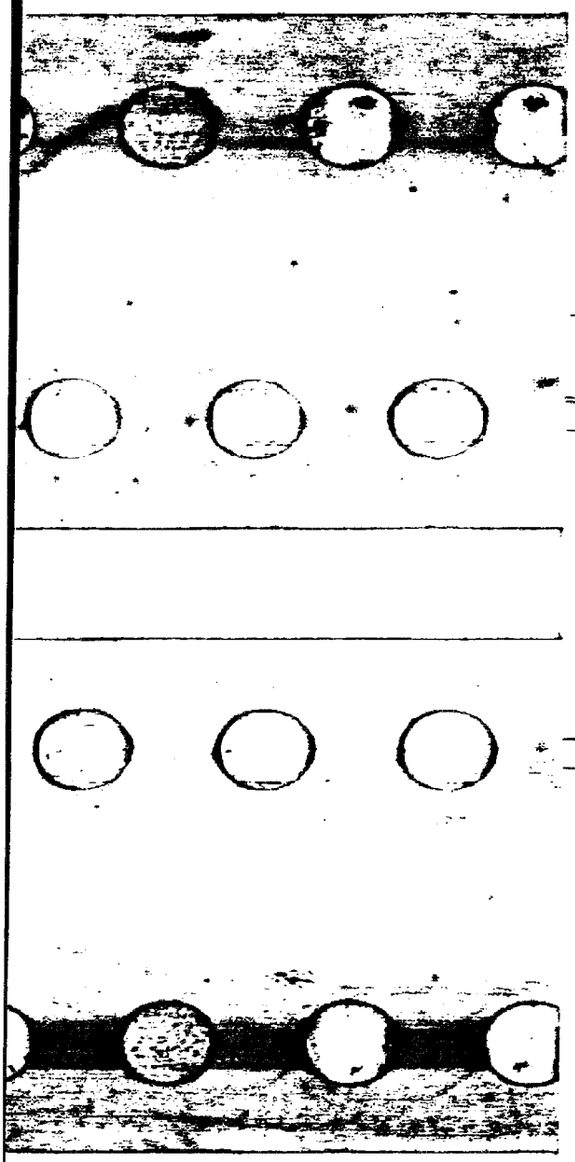
Map & Parcel - 108-16-306

4 5 6 4 9

TENNESSEE REAL ESTATE TRANSFER TAX
SEP 10 12 52 PM '91

9376 09/10 0101 03CHECK 313.36

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



RECEIVED OF _____

FOR _____

BOOK 8439 PAGE 468

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 82761.40
				CON TX 306.36
				PRFEE 1.00
				WDEED 6.00
				TOTAL 313.36
				CHECK 313.36
09/10/91	01			12:54 0001 9376

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.5.6.4.9

IDENTIFICATION

SEP 10 12 52 PM '91

No. 457637