TENNESSEE FHA

NAME: Yvonne Lofton
S&K#: 91-0823
LOAN#: 237037-5
FHA#: 483-1364176-203

THIS INSTRUMENT PREPARED BY AND RETURNED TO
LAW OFFICES OF SHAPIRO & KIRSCH
P. O. BOX 24124-1155
MEMPHIS, TN 38124-1155

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 25, 1987, recorded in Book 7281, Page 391, rerecorded in Book 7285, Page 341, and as corrected in Book 7473, Page 816, Book 8396, Page 554, and in Book 8458, page 371, in the Register's Office of Davidson County, Tennessee, Grace Upkins and Delcruz Upkins, conveyed to Phillip Stephen Freeman, 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 8364, Page 391, and rerecorded in Book 8401, Page 908 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, OCTOBER 2, 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 Carteret Savings Bank, F.A., whose address is P.O. Box 419, Clearwater, FL 34617, at and for the sum of $71,600.62, 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 Carteret Savings Bank, F.A., 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 Carteret Savings Bank, F.A., 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 24-B of Shawnwood, Section Four, a plat of which is of record in Plat Book 6900, page 417, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lots.

This legal description is identical with that in Deed recorded in Book 7281, Page 391, rerecorded in Book 7285, Page 341, rererecorded in Book 7473, Page 816, and rererererecorded in Book 8396, Page 554, 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 7281, Page 391, rerecorded in 7285, Page 341, rererecorded in Book 7473, Page 816, and rerererecorded in Book 8396, Page 554, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 8237, Page 528, 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 Carteret Savings Bank, F.A., 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 Wenesday, October 2, 1991.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Wednesday, October 2, 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.

Notary Public

My Commission Expires 3-28-95

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 $71,600.62 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, October 2, 1991.

Notary Public

My Commission Expires 3-28-95

PROPERTY ADDRESS: 2915 Mike Shields Court, Nashville, TN 37218

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Carteret Savings Bank, F.A.
P.O. Box 419
Clearwater, FL 34617

S & K # 91-0823

Map & Parcel - 70-2-93

13 10/09 0101 03CHECK 271-92

OCT 9 10 01 AM '91

5.30/6

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8460 PAGE 650

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	71600.00
CON TX	264.92
PRFEE	1.00
MISC	6.00
TOTAL	271.92
CHECK	271.92

10/09/91 01 10:03 0001 1387

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5307.9

IDENTIFICATION

Oct 9 10 01 AM '91

No. 466179