TENNESSEE FHA

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

NAME: Ronnie Dunlap
S&K#: 91-1184
LOAN#: 402104
FHA#: 483-090453-203B

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 18, 1983, recorded in Book 6180, Page 56, Register's Office of Davidson County, Tennessee, David P. Newman and Marilyn H. Newman, his wife, conveyed to Michael L. Padalino, 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 8422, Page 800, 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 23, 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 AmSouth Mortgage Company, Inc., whose address is P.O. Box 847, Birmingham AL 35201, at and for the sum of $53,491.49, 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 AmSouth Mortgage Company, 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 AmSouth Mortgage Company, 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 No. 11B, Zone Lot Division, Lots 10, 11, 12, 14, 24, 26 and 34, Section One, of Percy Priest Woods, of record in Plat Book 5200, Page 652, and amending Plat Book 5200, Page 472, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This legal description is identical with that in Deed recorded in Book 6180, Page 56, 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 6180, Page 56, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 6295, Page 701, 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 AmSouth Mortgage Company, 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 Thursday, October 24, 1991.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Thursday, October 24, 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 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 $53,491.49, 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 Thursday, October 24, 1991.

Stacey Johnston
Notary Public

PROPERTY ADDRESS: 1020 Pleasant View Drive, Nashville, Tennessee 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
AmSouth Mortgage Company, Inc.
P.O. Box 847
Birmingham, AL 35201

S & K # 91-1184

Map & Parcel - 108-16-183

RECEIVED FOR RECORD
OCT 25 1 38 PM '91
REGISTER'S OFFICE

5705 2

10/25 0101 03CHECK 204.95

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8471 PAGE 291

| | | |
|---|---|---|
| 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 53491.49
CON TX 197.95
PRFEE 1.00
WDEED 6.00
TOTAL 204.95
CHECK 204.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13:38 0001 6017

5.7.0 5.2

IDENTIFICATION REFERENCE

OCT 25 1 38 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 470727