TENNESSEE FHA

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

NAME: Capital Security Corporation
S&K#: 91-1302
LOAN#: 402441
FHA#: 483-0986224703

SUBSTITUTE TRUSTEE'S DEED

BOOK 8491 PAGE 327

WHEREAS, by Deed of Trust dated February 8, 1985, recorded in Book 6493, Page 97, Register's Office of Davidson County, Tennessee, William R. Elmer and wife, Marjorie B. Elmer, 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 8447, Page 738, 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, NOVEMBER 20, 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 AmSouth Mortgage Company, Inc., whose address is P.O. Box 847, Birmingham, AL 35201, at and for the sum of $50,822.31, 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, First Financial Title Agency of Tennessee, Inc., 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 Hermitage, County of Davidson, State of Tennessee, to-wit:

Described property in Davidson County, Tennessee, BEING Lot No. 77A of the Zone Lot Division of Lot Nos. 1, 2, 3, and 74 through 82 of the Meadows of Tulip Grove, Section One, of Record in Book 6250, Page 304, amending the Plan of Record in Book 5200, Page 612, Register's Office for Davidson County, Tennessee.

This legal description is identical with that in Deed recorded in Book 6493, Page 97, 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 6493, Page 97, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 6589, Page 906, 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 First Financial Title Agency of Tennessee, Inc., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said First Financial Title Agency of Tennessee, Inc., Substitute Trustee, has hereunto set its hand and seal on Wednesday, November 20, 1991.

FIRST FINANCIAL TITLE AGENCY OF TENNESSEE, INC.

Joe M. Kirsch, President

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 president of First Financial Title Agency of Tennessee, Inc., the within named bargainor, a corporation, and that he as such president executed the foregoing instrument for the purposes therein contained signing the name of the corporation by himself as president.

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 is $50,822.31, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on Wednesday, November 20, 1991.

My Commission Expires 8-8-95

Notary Public

PROPERTY ADDRESS: 689 Mercer Drive, Hermitage, Tennessee 37076

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

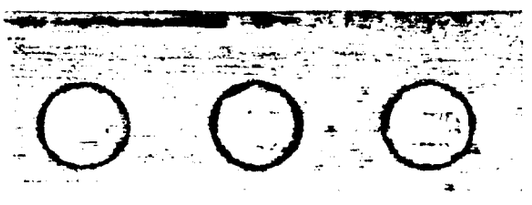
S & K # 91-1302

Map & Parcel - 75-11-125

6.3628

Nov 21 1 09 PM

60 11/21 0101 03CHECK 194.96



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

RECEIVED OF _____

FOR _____

BOOK 8491 PAGE 329

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	50822.31
			CON TX	187.96
			PRFEE	1.00
			WDEED	6.00
			TOTAL	194.96
			CHECK	194.96
11/21/91	01		13:11 0001	1260

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.362 ☐

IDENTIFICATION REFERENCE

NOV 21 1 09 PM '91

No. 478334