TENNESSEE FHA

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

NAME: Helen L. Robinson and Winfield Scott Robinson
S&K#: 91-1447
LOAN#: 02-20020891
FHA#: 483-089330-203

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated April 8, 1983, recorded in Book 6035, Page 627, Register's Office of Davidson County, Tennessee, Helen L. Robinson, Winfield Scott Robinson, and Billie Sue Haggard, conveyed to Albert Wm. Johnson, 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 8464, Page 379, 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, DECEMBER 11, 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 Magnolia Federal Bank for Savings, whose address is P.O. Box 1858, Hattiesburg, MS 39403-1858, at and for the sum of $69,238.09, 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 Magnolia Federal Bank for Savings, 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 Magnolia Federal Bank for Savings, 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. 16, Dugger Heights, Section III, of record in Book 1835, page 54, Register's Office for said County, to which plat reference is hereby made for a more particular description.

This legal description is identical with that in Deed recorded in Book 6035, Page 627, 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 6035, Page 627, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Quitclaim Deed, Book 6325, Page 574, 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 Magnolia Federal Bank for Savings, 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, December 11, 1991.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Wednesday, December 11, 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.

Stacey Johnston
Notary Public

My Commission Expires 8-8-95

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $69,238.09, 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, December 11, 1991.

Stacey Johnston
Notary Public

My Commission Expires 8-8-95

PROPERTY ADDRESS: 1505 Lethia Drive, Nashville, TN 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
**Magnolia Federal Bank for Savings**
**P.O. Box 1858**
**Hattiesburg, MS 39403-1858**

S & K # 91-1447

Map & Parcel - 73-13-206

6.9463

IDENTIFICATION REFERENCE

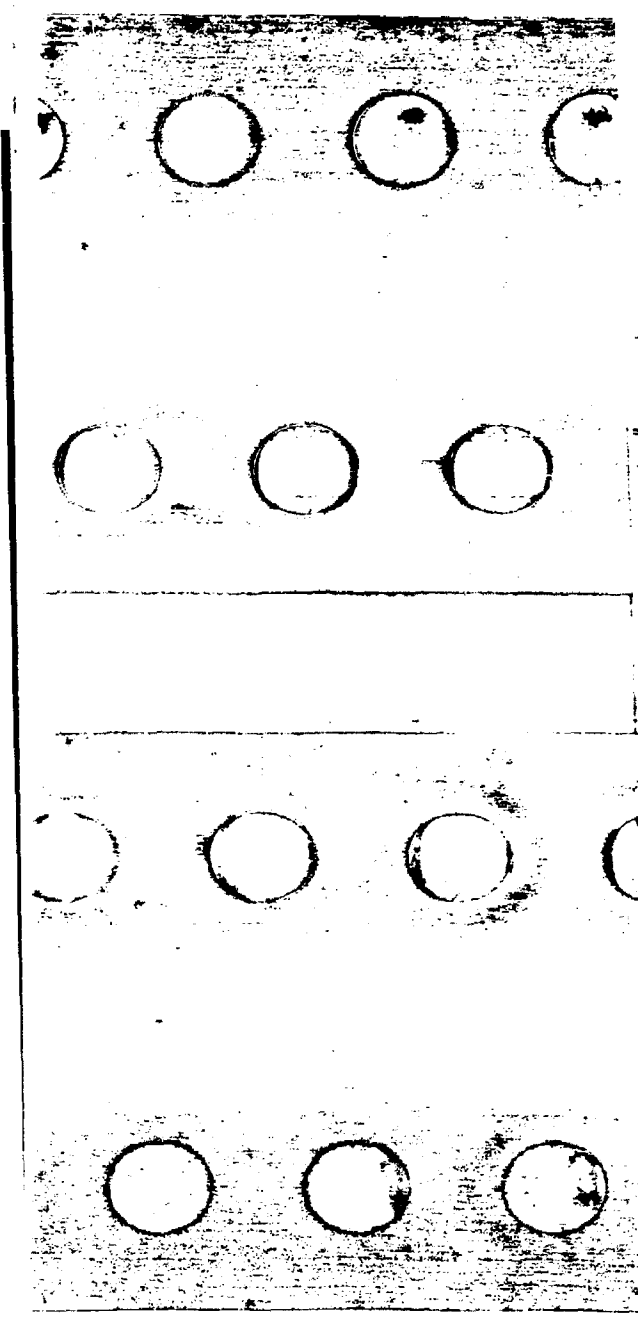
Dec 13 1 45 PM '91

2500 12/13 0101 03CHECK 263.04

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8507 PAGE 928

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | 69238-09 |
| | | | CON TX | 256-04 |
| | | | PRFEE | 1-00 |
| | | | WDEED | 6-00 |
| | | | TOTAL | 263-04 |
| | | | CHECK | 263-04 |

12/13/91 01 13:48 0001 2500

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



6 9 4 6 3

IDENTIFICATION REFERENCE

DEC 13 1 45 PM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 485025