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



TENNESSEE FHA

NAME: Steven S. Dixon and Cindy A. Dixon
S&K#: 91-1653
LOAN#: 066335-1
FHA#: 483-1605883-703

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated February 1, 1990, recorded in Book 8040, Page 376, Register's Office of Davidson County, Tennessee, Steven S. Dixon and wife, Cindy A. Dixon, 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 8493, page 151, 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, JANUARY 29, 1992**, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; at which time said sale was adjourned to **WEDNESDAY, FEBRUARY 5, 1992**, 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 A Mortgage Company F/K/A, America's Mortgage Company, whose address is P. O. Box 6548, Springfield, Illinois, at and for the sum of $64,137.93, 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 A Mortgage Company F/K/A, America's Mortgage Company, 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 A Mortgage Company F/K/A, America's Mortgage Company, 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. 10 on the plan of Luna Heights, Section One, of record in Book 2854, page 50, Register's Office for said County.

This legal description is identical with that in Deed recorded in Book 8040, Page 376, 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 8040, Page 376, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book

8040, page 373, 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 A Mortgage Company F/K/A, America's Mortgage Company, 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, February 5, 1992.

FIRST FINANCIAL TITLE AGENCY OF TENNESSEE, INC.

Joe M. Kirsch, President

STATE OF TENNESSEE
COUNTY OF SHELBY

My Commission Expires 3-28-95

9829 02/10 0101 03CHECK 244.17

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.

Regina Campbell
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 $64,137.93 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, February 5, 1992.

Regina Campbell
Notary Public

My Commission Expires 3-28-95

PROPERTY ADDRESS: 3505 Ezell Road, Nashville, TN 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
**A Mortgage Company F/K/A, America's Mortgage Company**
**P. O. Box 19488**
**Springfield, IL 62794-9488**

S & K # 91-1653

Map & Parcel - #148-2-73

83 U I U

IDENTIFICATION REFERENCE

FEB 10 11 03 AM '92

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

RECEIVED OF _____

FOR _____

BOOK 8547 PAGE 21

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

MAMT 64137.93
ERR CO
MAMT 64137.93-
CAMT 64137.93
CON TX 237.17
PRFEE 1.00
WDEED 6.00
TOTAL 244.17
CHECK 244.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/10/92 01 11:43 0001 9829

8301U

IDENTIFICATION REFERENCE

FEB 10 11 3 AM '92

DAVIDSON COUNTY TN

No. 500422