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

BOOK 8550 PAGE 953

TENNESSEE FHA

NAME: Arthur L. Kosa Jr.
S&K#: 91-1669
LOAN#: 549111-8
FHA#: 483-1111283-703b

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 26, 1986, recorded in Book 6820, Page 22, Register's Office of Davidson County, Tennessee, Jonathan D. Reynolds and wife, Deborah J. Reynolds, conveyed to Wayne R. Tate, 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 8497, page 803, 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, FEBRUARY 12, 1992**, 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 Shearson Lehman Hutton Mortgage Corporation, whose address is 4680 Hallmark Parkway, San Bernardino, CA 92407, at and for the sum of $57,119.01, 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 Shearson Lehman Hutton Mortgage Corporation, 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 Shearson Lehman Hutton Mortgage Corporation, 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 land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Hermitage Hills, Section Twelve, of record in Book 4675, page 113, and revised in Book 4675, page 125, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

This legal description is identical with that in Deed recorded in Book 6820, Page 22, 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 6820, Page 22, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 7984, page 952, 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 Shearson Lehman Hutton Mortgage Corporation, 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, February 12, 1992.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Wednesday, February 12, 1992, 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 is $57,119.01 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 12, 1992.

Notary Public
My Commission Expires 3-28-95

PROPERTY ADDRESS: 931 Oak Vale Drive, Hermitage, TN 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
**Shearson Lehman Hutton Mortgage Corporation**
**4680 Hallmark Parkway**
**San Bernardino, CA 92407**

S & K # 91-1669

Map & Parcel - #75-01-32

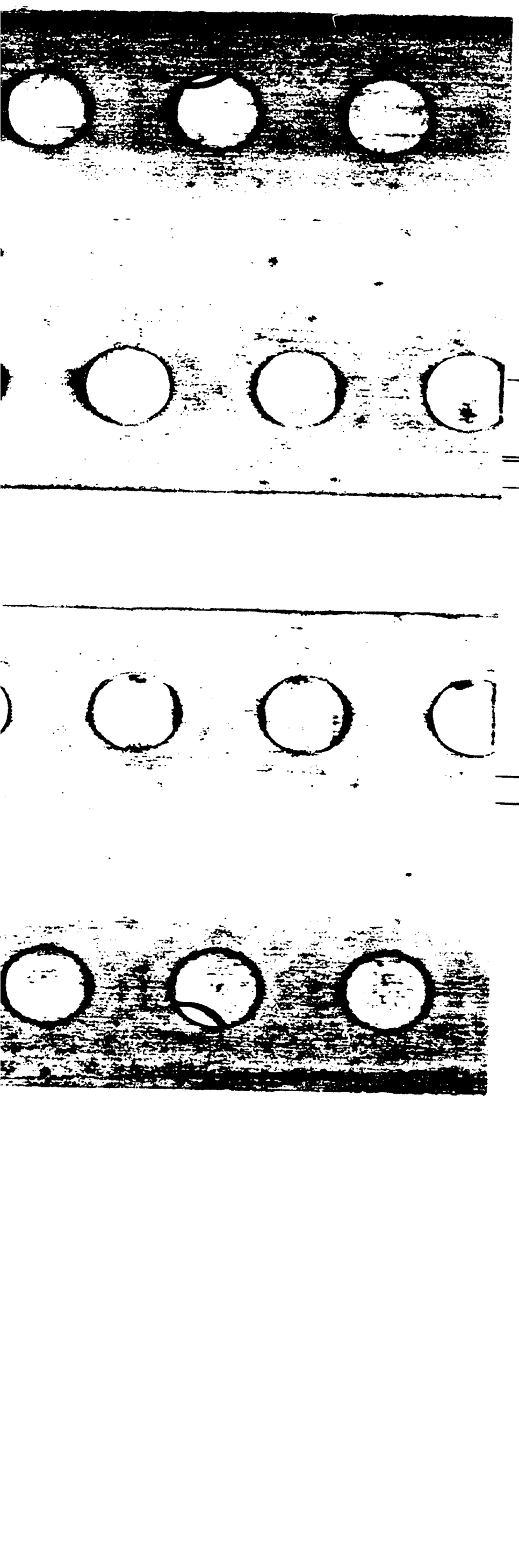
84409

IDENTIFICATION REFERENCE

FEB 14 1 53 PM '92

DAVIDSON COUNTY, TN

1435 02/14 0101 03CHECK 218.27



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

RECEIVED OF _____

FOR _____

BOOK 8550 PAGE 955

| | | | | | |
|---|---|---|---|---|---|
| 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 57119.01 |
| | | | | CON TX 211.27 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 218.27 |
| | | | | CHECK 218.27 |
| 02/14/92 | 01 | | | 13:54 0001 1435 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

8.4409

IDENTIFI REFERENCE

FEB 14 1 54 PM '92

DAVIDSON COUNTY, TN

**No.** 502006