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

BOOK 8645 PAGE 243

TENNESSEE FHA

NAME: James W. Ingram and Retha C. Ingram
S&K#: 91-1356
LOAN#: 6954847
FHA#: 483-1475036-729

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 29, 1988, recorded in Book 7616, Page 842, Register's Office of Davidson County, Tennessee, James W. Ingram and wife, Retha C. Ingram, conveyed to Stephen R. Josleyn, 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 8470, page 162, 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, JUNE 3, 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 Independence One Mortgage Corporation, whose address is P.O. Box 5076, Southfield, MI 48086-5076, at and for the sum of $81,475.02, 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 Independence One 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 Independence One Mortgage Corporation, 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 situated in Madison, Davidson County, Tennessee, being Lot No. 19A of the Zone Lot Division of Lots 1 thru 10, 15 thru 24 and 51 thru 60 Heritage Place, as of record in Plat Book 6250, Page 632, Register's Office for said County, to which reference is made for a more complete description.

This legal description is identical with that in Deed recorded in Book 7616, Page 842, 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 7616, Page 842, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book

7616, page 839, and re-recorded in Book 8496, page 356, 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 Independence One 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 Thursday, June 4, 1992.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 4th day of June, 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 2-13-96

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 $81,475.02 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 the 4th day of June, 1992.

Notary Public My Commission Expires 2-13-96

PROPERTY ADDRESS: 533 Amquiwood Court, Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
**Independence One Mortgage Corporation**
**P.O. Box 5076**
**Southfield, MI 48086-5076**

8637 06/05 0101 03CHECK 308.55

S & K # 91-1356

Map & Parcel - 42-8-63

IDENTIF. REFERENCE

JUN 5 1 27 PM '92

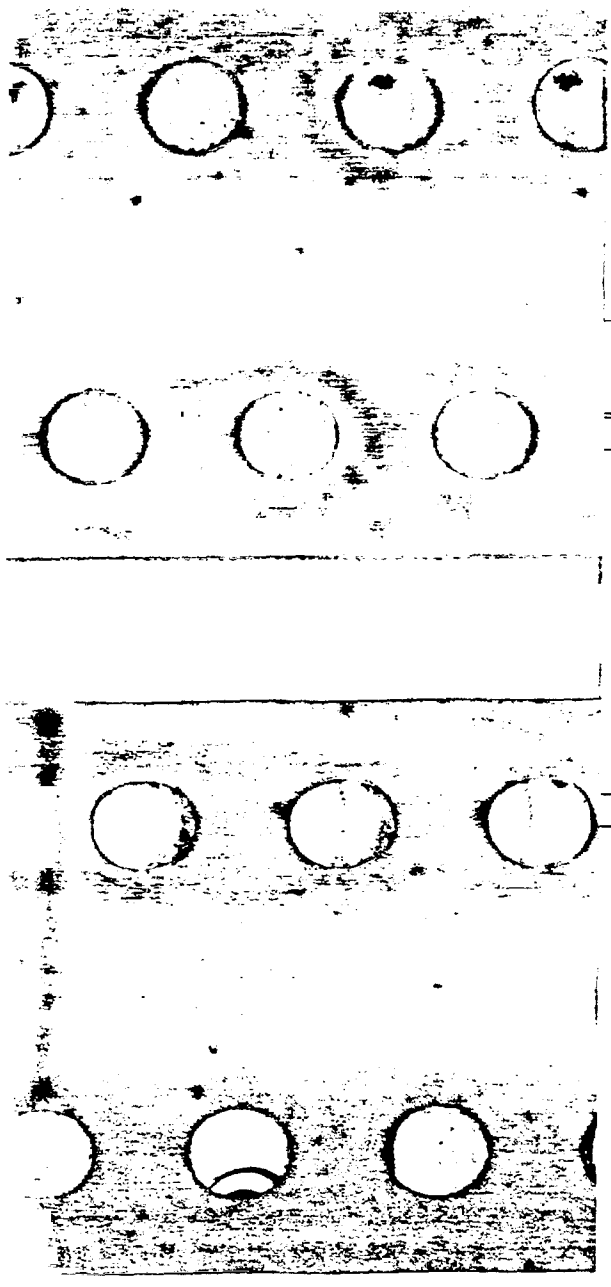
DAVIDSON COUNTY TN.

17029

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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



RECEIVED OF _____

FOR _____

BOOK 8645 PAGE 245

| | | |
|---|---|---|
| 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 81475.02
CON TX 301.55
PRFEE 1.00
WDEED 6.00
TOTAL 308.55
CHECK 308.55
06/05/92 01 13:25 0001 8637

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7029

IDENTIF. TREFERENCE

JUN 5 1 27 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

**No.** 538418