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

BOOK 8645 PAGE 246

TENNESSEE FHA

NAME: Roy M. Maines
S&K#: 92-0390
LOAN#: 72221
FHA#: 483-085391-203b

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 31, 1982, recorded in Book 5993, Page 176, Register's Office of Davidson County, Tennessee, Sammy B. Flatt and wife, Evelyn V. Flatt, conveyed to Warren H. Wild, Jr., 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 8582, page 852, 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 Colonial Mortgage Company, whose address is P.O. Box 250-C, Montgomery, AL 36142, at and for the sum of $47,786.77, 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 Colonial Mortgage Company, 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 Colonial 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. 6, Resubdivision of Lots 5 through 1/2 of 8, Block A, Crestview Estates, as of record in Book 5190, page 579, said Register's Office, to which Plan reference is herein made for a more complete description.

This legal description is identical with that in Deed recorded in Book 5993, Page 176, 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 5993, Page 176, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 6815, page 788, 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 Colonial Mortgage Company, 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.

Debbie J. Hearn
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 $47,786.77 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.

Debbie J. Hearn
Notary Public

My Commission Expires 2-13-96

PROPERTY ADDRESS: 817 A-B Brook Avenue, Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
**Colonial Mortgage Company**
**P.O. Box 250-C**
**Montgomery, AL 36142**

S & K # 92-0390

Map & Parcel - 43-5-52

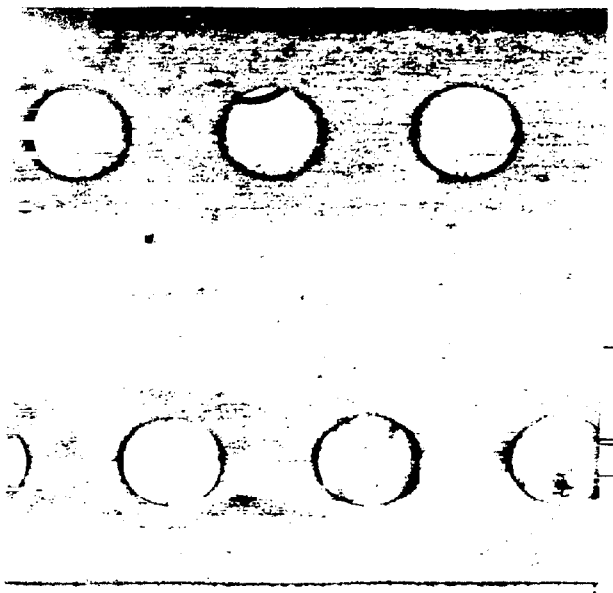
8638 06/05 0101 03CHECK 183.86

17030

IDENTIF. REFERENCE

JUN 5 1 28 PM '92

DAVIDSON COUNTY TN.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 8645 PAGE 243

| | | |
|---|---|---|
| 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 47786.77
CON TX 176.86
PRFEE 1.00
WDEED 6.00
TOTAL 183.86
CHECK 183.86

06/05/92 01 13:26 0001 8638

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

I 7030

IDENTIF. REFERENCE

JUN 5 1 28 PM '92

REGISTER
DAVIDSON COUNTY TN.

**No.** 538419