THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH
P. O. BOX 241185
MEMPHIS, TN 38124-1185

BOOK 8652 PAGE 372

TENNESSEE FHA

NAME: Elmer F. Johnson and Ora E. Johnson and Jesse J. Johnson-EL
S&K#: 92-0320
LOAN#: 5446180
FHA#: 483-1435956-703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 14, 1988, recorded in Book 7520, Page 936, Register's Office of Davidson County, Tennessee, Robert E. Law and wife, Dawn E. Law, conveyed to Richard P. Sims, 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 8571, page 407, 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, JUNE 10, 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 Government National Mortgage Association, whose address is c/o ITT Bowest Corporation, 3300 N. Torrey Pines Court, La Jolla, California, at and for the sum of $56,879.52, 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 Government National Mortgage Association, 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 Government National Mortgage Association, 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 part of Lot No. 24, zone lot division of Lot 22-28 and 68-73, East Lake Subdivision, as of record in Book 5200, page 342, as amended in Book 5800, Page 151, said Register's Office, also known as Lot 24-A and being more particularly described as follows:
Beginning at a point in the easterly boundary of East Lake Drive, said point being the northwesterly corner of Lot 24 of said subdivision; thence following the easterly boundary of East Lake Drive in a southerly direction 37.14 feet to a point; thence south 51 deg. 53 min. 5 sec. east 43.84 feet to a point; thence 40 feet, more or less in an easterly direction to a point, thence north 45 deg. 53 min. 45 sec. east 112.65 feet to a point; thence following the northerly boundary of Lot 24 in an eastwardly

direction 160.75 feet to the point of beginning.

This legal description is identical with that in Deed recorded in Book 7520, Page 936, 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 7520, Page 936, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 8355, page 729, and by Quitclaim Deed, Book 8355, page 727, 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 Government National Mortgage Association, 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, June 10, 1992.

FIRST FINANCIAL TITLE AGENCY OF TENNESSEE, INC.

Joe M. Kirsch, President

STATE OF TENNESSEE
COUNTY OF SHELBY

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 10th day of June, 1992.

Notary Public My Commission Expires 2-13-96

NOTARY PUBLIC SHELBY COUNTY TENNESSEE

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 3140 East Lake, Nashville, TN 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Government National Mortgage Association
c/o ITT Bowest Corporation
3300 N. Torrey Pines Court
La Jolla, CA. 92037

S & K # 92-0320

Map & Parcel - 108-8-198

14BB 06/15 0101 03CHECK 6.00

JUN 15 1 53 PM '92

IDENTIF. REFERENCE

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