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

BOOK 8652 PAGE 374

TENNESSEE FHA

NAME: Margie E. Lance
S&K#: 91-1774
LOAN#: 2086085
FHA#: 483-1638166-703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 27, 1990, recorded in Book 8100, Page 219 and re-recorded in Book 8109, Page 906, Register's Office of Davidson County, Tennessee, Margie E. Lance, unmarried, conveyed to Joe M. Kirsch or First Financial Title Agency of Tennessee, Inc., 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, 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 A Mortgage Company, F/K/A America's Mortgage Company, whose address is P. O. Box 6548, Springfield, Illinois 62708-6548, at and for the sum of $67,547.92, 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 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 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 Hermitage, County of Davidson, State of Tennessee, to-wit:

Described land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Valley Grove Subdivision, Section 8, as of record in Book 5200, page 606, 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 8100, Page 219 and re-recorded in Book 8109, Page 906, 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 8100, Page 219 and re-recorded in Book 8109, Page 906, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 8100, page 216, 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., Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said First Financial Title Agency of Tennessee, Inc., 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.

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 $67,547.92 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, June 10, 1992.

Debbie J. Hearn
Notary Public
My Commission Expires 2-13-96

PROPERTY ADDRESS: 4545-4547 Brooke Valley, Hermitage, TN 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
A Mortgage Company, F/K/A America's Mortgage Company
P. O. Box 6548
Springfield, IL. 62708-6548

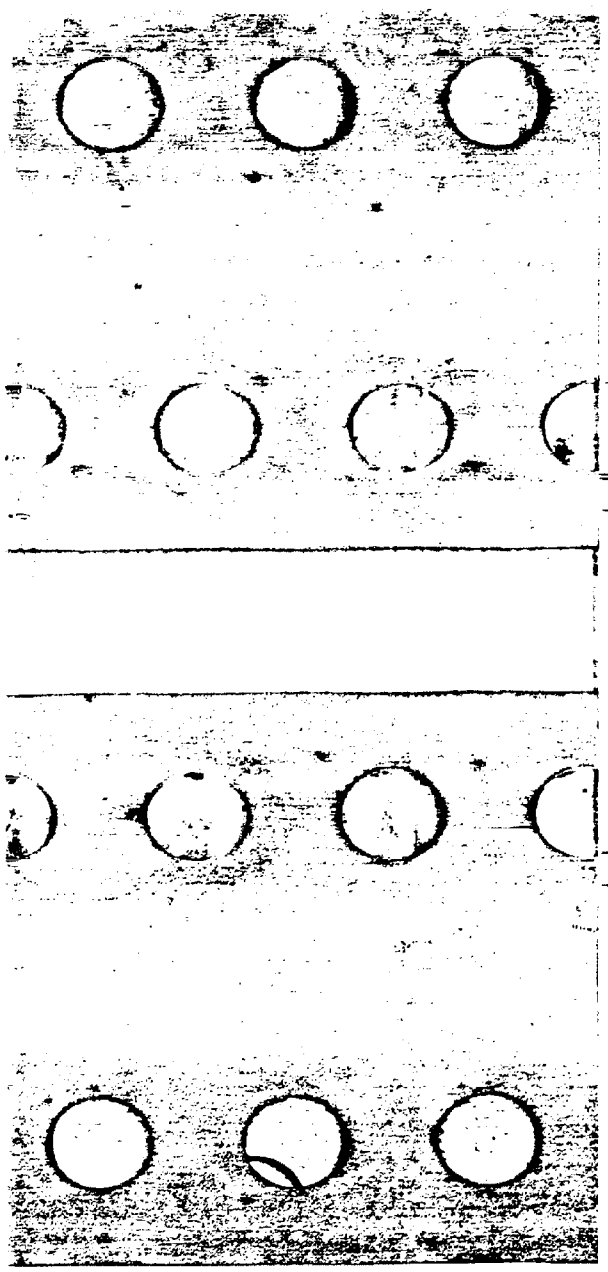
S & K # 91-1774

Map & Parcel - 87-9-14

19553

IDENTIF. REFERENCE
JUN 15 1 54 PM '92

1489 06/15 0101 03CHECK 256.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8652 PAGE 376

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 67547.92
CON TX 249.75
PRFEE 1.00
WDEED 6.00
TOTAL 256.75
CHECK 256.75

06/15/92 01 13:50 0001 1489

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19553

IDENTIF. REFERENCE

JUN 15 1 54 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 541235