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

BOOK 8688 PAGE 595

TENNESSEE FHA

NAME: Faye Hooper
S&K#: 92-0614
LOAN#: 820381-2
FHA#: 483-1120699-703b

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated August 29, 1986, recorded in Book 6982, Page 705, Register's Office of Davidson County, Tennessee, David G. Turner and wife, Lesa S. Turner, conveyed to Saturn & Mazer, Attorneys, 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 8634, page 514, 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, JULY 22, 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 American Home Funding, whose address is 3855 Gaskins Road, Richmond, VA 23232, at and for the sum of $65,979.66, 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 American Home Funding, 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 American Home Funding, 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 situated in Davidson County, Tennessee, being Lot No. 915 on the Plan of Hermitage Hills Subdivision, Section Eight, as of record in Book 3600, page 24, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurte legal description

This legal description is identical with that in Deed recorded in Book 6982, Page 705, 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 6982, Page 705, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 8069, page 417, Register's Office for Davidson County, Tennessee.

07/31/92 10:01 03 MTG TAX 253.20

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 American Home Funding, 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, July 22, 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 22nd day of July, 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 $65,979.66 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, July 22, 1992.

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

PROPERTY ADDRESS: 147 Bonnafield Drive, Hermitage, Tennessee 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
**American Home Funding**
**3855 Gaskins Road**
**Richmond, VA 23232**

S & K #92-0614

Map & Parcel 74-4-8

3244 IDENTIFICATION TREFED JUL 30 1 50 PM FEE DAVIDSON COUNTY

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 8688 PAGE 597

| | | |
|---|---|---|
| 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 | 65979.66 |
| CON TX | 244.20 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 253.20 |
| CHECK | 253.20 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 1001

32449

IDENTIF. REFERENCE

JUL 30 1 50 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

**No.** 555661