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

BOOK 8711 PAGE 730

TENNESSEE FHA

NAME: Diana Kaye Frazer
S&K#: 92-0609
LOAN#: 7449046
FHA#: 483-1304596-731

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 24, 1987, recorded in Book 7194, Page 794, Register's Office of Davidson County, Tennessee, Milton G. Anderson and wife, Phyllis Anderson, 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 8636, page 294, 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, AUGUST 19, 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 Metmor Financial Inc., 9225 Indian Creek Parkway, Suite 300, Overland Park, Kansas 66210, at and for the sum of $52,598.28, 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, Joe M. Kirsch, 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 being a certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 25, Lot 54, in a Horizontal Property Regime as shown on the condominium site plan, Section 3, Phase VI, Quail Valley, as of record in Plat Book 5800, pages 127 and 128, Register's Office for Davidson County, Tennessee.

This legal description is identical with that in Deed recorded in Book 7194, Page 794, 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 7194, Page 794, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 8412, page 294, 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 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 the 21st day of August, 1992.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 21st day of Aug., 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

NOTARY PUBLIC AT LARGE TENNESSEE

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 1309 Quail Valley Road, Nashville, TN 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Government National Mortgage Association
c/o Metmor Financial Inc.
9225 Indian Creek Parkway
Suite 300
Overland Park, Kansas 66210

S & K # 92-0609

Map & Parcel - 108-8-E-25CO

39922

IDENTIFICATION REFERENCE

AUG 26 1 26 PM '92

A.D. WILSON REGISTER
DAVIDSON COUNTY, TN

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8.00