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

BOOK 8734 PAGE 272

TENNESSEE FHA

NAME: Frank Ivey, Jr. and Rochelle Ivey
S&K#: 92-0285
LOAN#: 594911-1
FHA#: 483-1675441-703

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated May 25, 1990, recorded in Book 8122, Page 496, Register's Office of Davidson County, Tennessee, Frank Ivey, Jr. and wife, Rochelle Ivey, conveyed to D. Gene Merrill and/or Frederick E. Brooks, 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 8562, Page 544, 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, SEPTEMBER 16, 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 BancBoston Mortgage Corporation, whose address is P.O. Box 44090, Jacksonville, FL 32231, at and for the sum of $92,634.43, 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 BancBoston Mortgage Corporation, 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 BancBoston Mortgage Corporation, 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 the Eighth (8th) Civil District, Davidson County, Tennessee, and being more particularly described as follows:
Beginning at an iron stake, the Northeast corner of Roy Stevens' 2.4 acre tract; thence with the North line of said tract, North 73 degrees 30 minutes 327 feet to a stake, the Southeast corner of W.G. Pedigo's one (1) acre lot; thence with said one (1) acre lot, North 7 degrees 30 minutes East 210 feet to a stake; thence South 73 degrees East 494 feet to a stake, with 2 thorn tree pointers; thence South 11 degrees East 89 feet to a stake, Carl L. Stevens' Northeast corner of a .98 acre lot; thence with said lot, South 74 degrees West 210.5 feet to the point of beginning.

This legal description is identical with that in Deed recorded in Book 8122, Page 496, 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 8122, Page 496, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 7383, Page 24, 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 BancBoston Mortgage Corporation, 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 16th day of September, 1992.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 16th day of September, 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.

Brenda C. Spicer
Notary Public My Commission Expires 5-14-96

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 $92,634.43 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 16th day of September 1992.

Brenda C. Spicer
Notary Public My Commission Expires 5-14-96

PROPERTY ADDRESS: 7780 Old Charlotte Pike, Nashville, TN 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
**BancBoston Mortgage Corporation**
**P.O. Box 44090**
**Jacksonville, FL 32231**

S & K # 92-0285

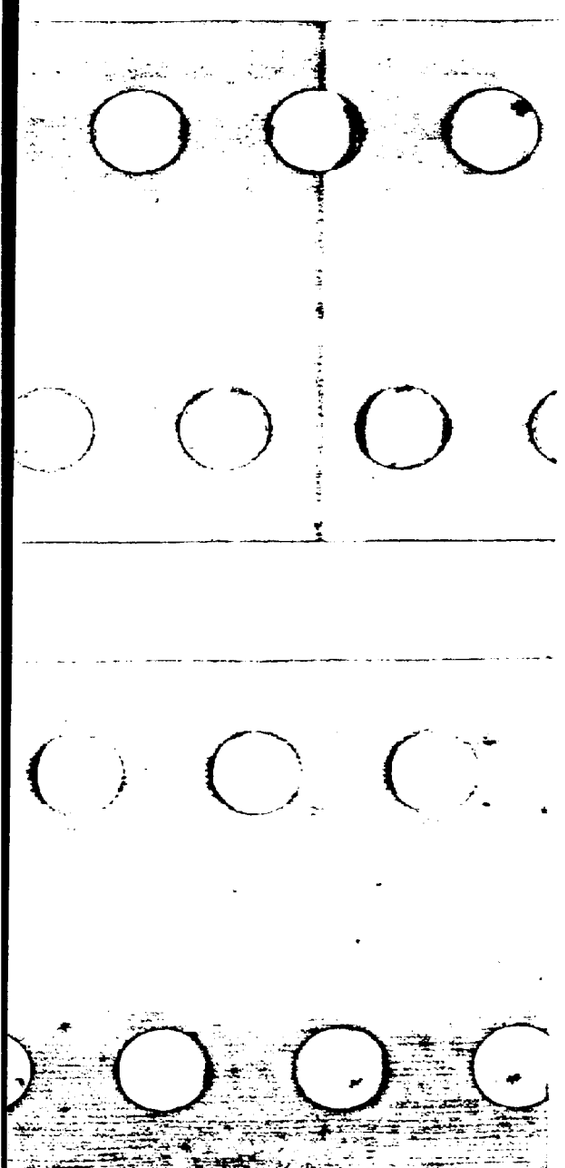
Map & Parcel - 113-19

92 09 21 0101 03CHECK 351.52

SEP 21 12 52 PM '92
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

4 7 4 3 3



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 8734 PAGE 274

| | | |
|---|---|---|
| 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 | 92634.43 |
| | | | CON TX | 342.62 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 351.62 |
| | | | CHECK | 351.62 |

09/21/92 01 12:52 0001 8555

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47433

IDENTIFICATION REFERENCE

SEP 21 12 52 PM '92

A.Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 572184