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

NAME: Royce T. Ankenbauer and Gwen H. Ankenbauer
S&K#: 93-0526
LOAN#: 430939-9

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 22, 1988, recorded in Book 7526, Page 240, Register's Office of Davidson County, Tennessee, Royce T. Ankenbauer and wife, Gwen H. Ankenbauer, conveyed to Attorneys Title Company, 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Book 8949, Page 428, 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 14, 1993**, 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 Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A., whose address is c/o Wendover Funding, Inc., 725 North Regional Road, Greensboro, NC 27409, at and for the sum of $64,600.00, 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 Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A., 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 Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A., 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 property in the 2nd Civil District of Davidson County, Tennessee, including "Reserved Parcel" on the Casey Subdivision, of record in Book 5800, Page 114, Register's Office for said County and described as follows:

Beginning at a point in the south margin of Reynold Road, said point being the northeast corner of said "Reserved Parcel"; thence with the meanders of Reynolds Road, in a westwardly and southwardly direction, 380 feet, more or less, to a point in the east margin of Reynolds Road; thence eastwardly 279 feet, more or less, to a

point; thence South 10 degrees 11' 36" West 174.63 feet to a point; thence South 9 degrees 26'38" West 99.46 feet to a point; thence South 7 degrees 05' 25" West 104.45 feet to a point; thence South 5 degrees 26' 08" West 101.05 feet to a point; thence North 18 degrees 33' 17" East 502.98 feet to a point; thence North 82 degrees 06' 03" West 89.82 feet to a point; thence North 5 degree 21' 27" East 73.06 feet to a point; thence North 2 degrees 10' 50" West 129.44 feet to the point of beginning.

This legal description is identical with that in Deed recorded in Book 7526, Page 240, 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 7526, Page 240, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 6264, Page 260, 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 Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A., 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 date written below.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 30th day of July, 1993, 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

DEBBIE J. HEARN NOTARY PUBLIC AT LARGE TENNESSEE

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 1730 Reynolds Road, Nashville, TN 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A.
c/o Wendover Funding, Inc.
725 North Regional Road
Greensboro, NC 27409

S & K #:93-0526
Map & Parcel - 121-182

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