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

BOOK 9088 PAGE 435

Tennessee FHA

Name: Gregory Scott Perrone
S&K#: 90-1510
FHA #: 483-1277058
Loan#: 7441549

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 30, 1987, recorded in Book 7123, Page 352, Register's Office of Davidson County, Tennessee, Deborah D. Matthews and husband, Willie Matthews, and Jacqueline F. Haynes, a single person 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 8855, Page 419, 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, APRIL 7, 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 Government National Mortgage Association, whose address is 451 7th Street SW, Room 92888, Washington, D. C. 20410, at and for the sum of $78,207.04, that being the highest and best bid offered; and,

WHEREAS, the said Government National Mortgage Association has assigned its interests in the said property to Secretary of Housing and Urban Development, Washington, D.C., his successors and assigns; 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 Secretary of Housing and Urban Development, Washington, D.C., his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

Described land being a tract of land in the 11th, formerly 19th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of the Larkin Springs Road, formerly Madison Road, as widened, approximately 109.8 feet south of the southeast corner of a tract of land conveyed to David T. Sharp by deed from Charlie Marshall, Jr., of record in Book 2011, page 263, Register's Office for said County, and running thence southerly with the westerly margin of said road 109.8 feet, more or less, to the southeast corner of the original Booker Marshall 5-acre tract; thence westerly with the southern boundary line of said tract 238.8 feet, more or less, to a tract of land

8235 04/07/93 10:47:00 AM 8.00

conveyed by Mrs. Nannie E. Dodson to Martha E. Gholson by deed of record in Book 772, page 631, said Register's Office, the southwest corner of said 5-acre tract; thence northerly with the eastern boundary of said tract conveyed to Martha E. Gholson, 108.25 feet, more or less, to a point; thence easterly 226 feet, more or less, to the point of beginning.

This legal description is identical with that in Deed recorded in Book 7123, Page 352, 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 7123, Page 352, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Quitclaim Deed, recorded in Book 7226, Page 734, 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 Secretary of Housing and Urban Development, Washington, D.C., his 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 12th day of April, 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

TIFFANY STERLING
NOTARY AT LARGE
STATE OF TENNESSEE
My Commission Expires 8-26-96

93 SEP 22 PM 1:

65576

IDENTIF. & REFERENCE

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 212 Larkin Springs Road, Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Housing and Urban Development
Federal Housing Administration
Cumberland Bend Office Center
251 Cumberland Bend Drive
Suite 200
Nashville, TN 37228-1803
ATTENTION: Single Family Property Disposition Branch

S & K File #90-1510 Map & Parcel - 43-15-131