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

BOOK 9297 PAGE 306

NAME: Michael Baldree and Michelle Baldree
S&K#: 93-1490
LOAN#: 430726-0

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 3, 1984, recorded in Book 6331, Page 760, Register's Office of Davidson County, Tennessee, Michael W. Baldree and wife, Joan K. Baldree and Michelle Baldree, unmarried, 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 9200, Page 374, 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, MARCH 30, 1994**, 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, whose address is c/o Wendover Funding, Inc., 7823 National Service Road, P. O. Box 1974, Greensboro, NC 27419-9749 at and for the sum of $45,050.00, 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, 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, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Brentwood, County of Davidson, State of Tennessee, to-wit:

Described property in Davidson County, Tennessee being a certain condominium apartment as follows:

Unit No. 5763, in Brentwood Trace Condominium, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the Plat of Brentwood Trace Condominium, recorded in Book 5200, Page 219, as revised in Book 5200, Page 230, further revised in Book 5200, Page 261, Register's Office for Davidson County, Tennessee.

This legal description is identical with that in Deed recorded in Book 6331, Page 760, 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 6331, Page 760, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 6331, Page 757, 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, 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.

APR - 1 AM 8:22
DAVIDSON COUNTY, TN REGISTER

34051
IDENTIF. & REFERENCE

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 30th day of March, 1994, 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.

8649 04/04 01:01 03CHECK 8.00

WITNESS my hand and Notarial Seal at Office the day and year above written.

Notary Public

BEVERLY M. METER NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN MY COMM. EXP. 11-24-97

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 $45,050.00, 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 date written above.

Notary Public

BEVERLY M. METER NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN MY COMM. EXP. 11-24-97

PROPERTY ADDRESS: 5763 Brentwood Trace, Brentwood, Tennessee 37027

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association
c/o Wendover Funding, Inc.
7823 National Service Road,
P. O. Box 19749
Greensboro, NC 27419-9749
S & K #:93-1490 Map & Parcel - 160-14B-63