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

BOOK 10215 PG 485

TENNESSEE FHA

NAME: Cynthia Claire Sturgis
S&K#: 95-1090
LOAN#: 0001330860
FHA#: 483-1226900-703B

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 1, 1986, recorded in Book 6999, Page 245, Register's Office of Davidson County, Tennessee, Cynthia Claire Sturgis and Cheryl Benay Sturgis, both unmarried, conveyed to Wilkins & Ivey, 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 10117, Page 551 , 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 **OCTOBER 2, 1996**, 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 MidFirst Bank, whose address is c/o Midland Mortgage Company, P.O. Box 26648, Oklahoma City, OK 73126, at and for the sum of $58,100.02, 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 MidFirst Bank, 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 MidFirst Bank, 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 located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Being Lot No. 2 on the Plan of Section 4, Edgehill Estates, of record in Book 4175, Page 131, Register's Office for said County.

Said Lot No. 2 fronts 50.00 feet on the easterly margin of Lindell Avenue and extends back 128.05 feet on the southerly line and 129.40 feet on the northerly line to a dead line in the rear, measuring 50.02 feet thereon.

This legal description is identical with that in Deed recorded in Book 6999, Page 245, 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 6999, Page 245, Register's

Office of Davidson County, Tennessee.

The last quitclaim deed of record is QuitClaim Deed, Book 8532, Page 18 and Warranty Deed, Book 6999, Page 242, 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 MidFirst Bank, 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 2nd day of October, 1996, 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 on the date written above.

Maris A. Slater
Notary Public

MARIS A. SLATER NOTARY PUBLIC AT LARGE My Comm. Exp. 8-22-2000 SHELBY CO., TN

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 $58,100.02 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.

Maris A. Slater
Notary Public

MARIS A. SLATER NOTARY PUBLIC AT LARGE My Comm. Exp. 8-22-2000 SHELBY CO., TN

PROPERTY ADDRESS: 2232 Lindell Avenue, Nashville, Tennessee 37204

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
MidFirst Bank
c/o Midland Mortgage Company
P.O. Box 26648
Oklahoma City, OK 73126

S & K # 95-1090
Map & Parcel - 105 14 291

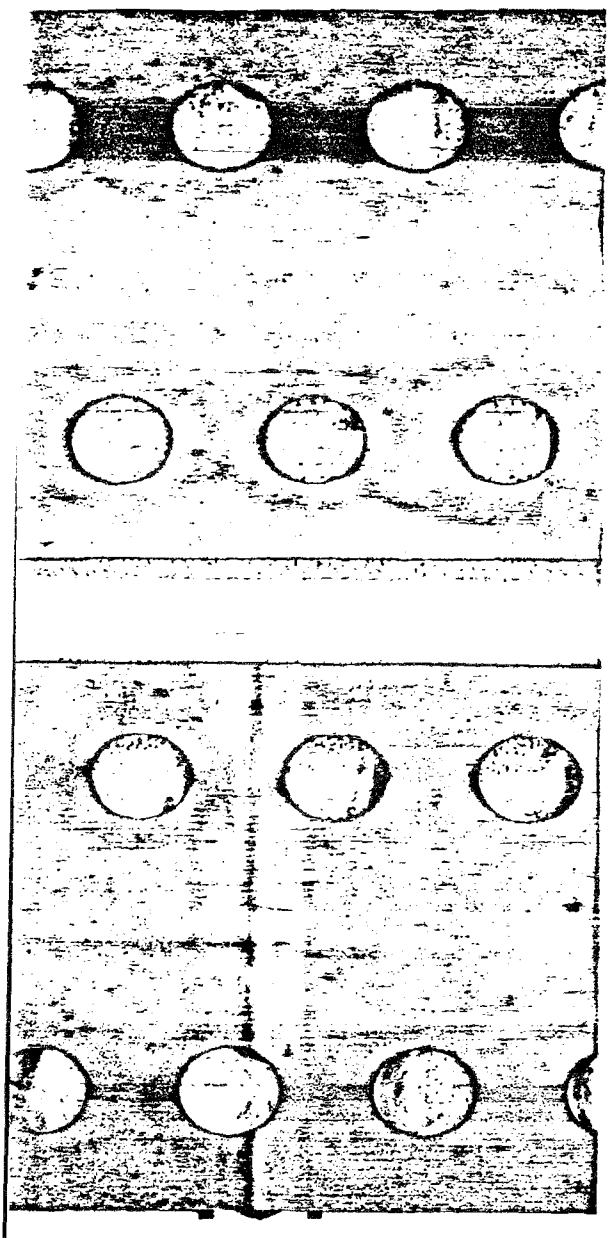
THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH
P.O. BOX 241155
MEMPHIS, TN 38124-1155

5509 10/04 1101 03CHECK 223.97

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

96 OCT -4 AM 9:24

IDENTIFICATION REFERENCE 0232886



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10215 PG 487

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	58100.02
			CON TX	214.97
			PRFEE	1.00
			WDEED	8.00
			TOTAL	223.97
			CHECK	223.97
10/04/96	01	09:26	0001	6589

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02232886
IDENTIF. # REFERENCE

96 OCT -4 AM 9:24
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

№ 1073662

No. [redacted]