Tennessee FHA

D. Brian Hongsermeier
UPNB #265350-9
FHA 483-2194550-734

BOOK 10319 PG 839

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 14, 1994 , and recorded in Book 9497, Page 23, in the Register's Office of Davidson County, Tennessee, D. Brian Hongsermeier, unmarried, conveyed to L. Patrick Sandlin Trustee(s), 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 10271, Page 908 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 said Deed of Trust by which advertisement the sale was appointed to be held on January 7, 1997, at the main south door of the Courthouse, of Davidson County, Tennessee; 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 Tennessee Housing Development Agency, a corporation, whose address is 404 James Robertson Parkway, Suite 1114, Nashville, Tennessee 37243-0900 at and for the sum of Fifty-two Thousand Eight Hundred One and 47/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Tennessee Housing Development Agency has assigned its interests in the said property to Steve W. Scherer, his heirs 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 Tennessee Housing Development Agency of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Steve W. Scherer, his heirs and assigns, in fee simple forever, the property above mentioned and now further described as being in County of Davidson, State of Tennessee, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 241, Building 39, and Garage No. 3, on the Plan of "Peppertree", Creekside Meadows Condominiums, of record in Book 4675, pages 128 through 130, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

4833 01/15 0101 03CHECK 204.37

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of "Peppertree", Creekside Meadows Condominiums, as said areas are set forth and defined in Master Deed and By-Laws of record in Book 4834, pages 257 and 297; Book 4984, page 174; Book 5045, page 800; Book 5086, page 80; Book 5259, page 5; Book 6237, page 644; Book 6535, pages 723 and 724; Book 6874, page 354; and Book 7610, page 973; and Charter of record in Book 4836, page 610; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Subject to all restrictions, right-of-way, easements, and other conditions contained in Deed forming the chain of title to the captioned property.

97 JAN 15 AM 9:36
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

112614186
IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 52,801.47

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES

TRENT A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires November 22, 1997

D. Brian Hongsermeier obtained title to the above referenced real estate by Deed of record in Book 9497, Page 20, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

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 Steve W. Scherer, his heirs and assigns, in fee simple forever, to whom the said Arnold M. Weiss, 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.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, on January 7, 1997 has hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 7, 1997, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss, 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:

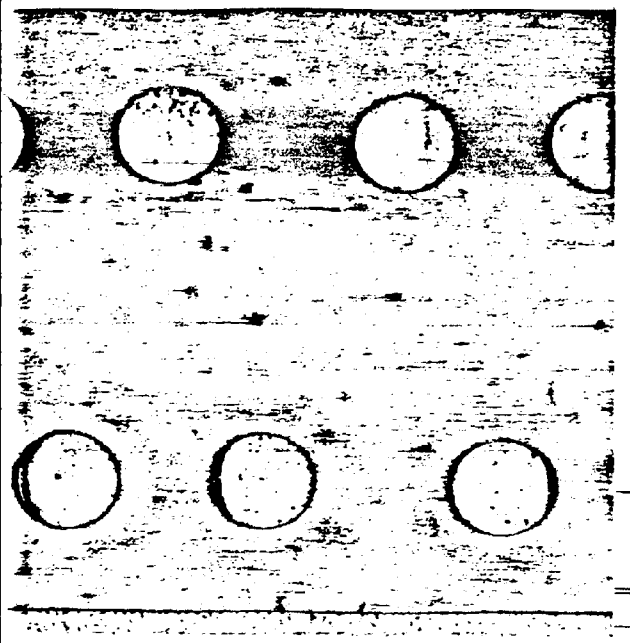
NO TAX

PROPERTY ADDRESS
810 Bellevue Rd. #241
Nashville, TN 37221

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Mr. Steve W. Scherer
810 Bellevue Road #241
Nashville, TN 37221

THIS INSTRUMENT PREPARED BY:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991

RETURN TO:
SOUTHEAST TITLE of Tennessee, Inc.
7000 Executive Center Drive, Suite 100
Brentwood, TN 37027
#9720412 Box 30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

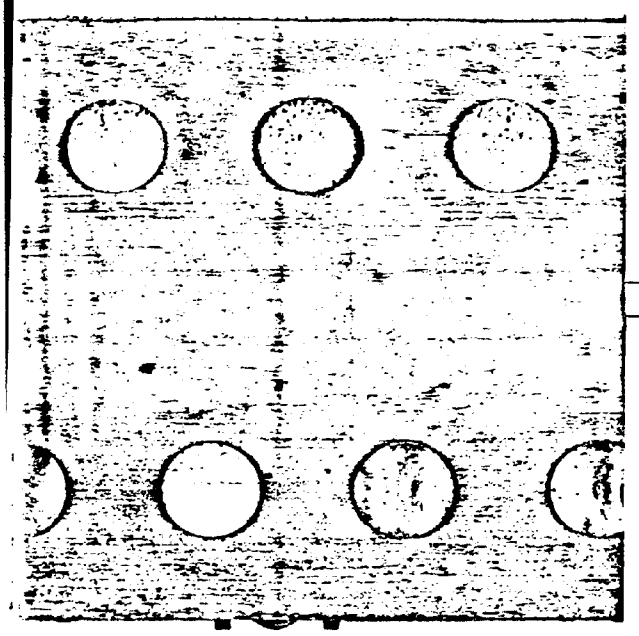
RECEIVED OF _____

FOR _____

BOOK 10319 PG 841

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 52801.47
CON TX 195.37
PRFEE 1.00
WDEED 8.00
TOTAL 204.37
CHECK 204.37

01/15/97 01 09:38 0001 4833

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02641 86
IDENTIFICATION REFERENCE

97 JAN 15 AM 9:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1107339