THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH
P.O. BOX 24[illegible]55
MEMPHIS, TN 38124-1155

NAME: Frederick H. Myers
S&K#: 98-0381
LOAN#: 56266346

BOOK 11457 PG. 102

[illegible] 10.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 15, 1996, recorded in Book 10123, Page 736, Register's Office of Davidson County, Tennessee, Frederick H. Myers III and wife Michelle A. Myers, conveyed to Robert B. Robinson, 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 10861, Page 256, 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 April 14, 1999, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 am; 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 Fleet Mortgage Group f/k/a Fleet Real Estate Funding Corp., whose address is PO Box 1169, Milwaukee, WI 53201-1169, at and for the sum of $90,000.00, that being the highest and best bid offered; and,

WHEREAS, the said Fleet Mortgage Group f/k/a Fleet Real Estate Funding Corp. has assigned its interests in the said property to Federal National Mortgage Association, its 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 Fleet Mortgage Group f/k/a Fleet Real Estate Funding Corp., 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 Federal National Mortgage Association, 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 to wit:

Being Lot Number 31 on the Plan of Blanchard Heights, as of record in Plat Book 2663, Page 62, Register's Office for said County, to which plan reference is made for a more complete description.

This legal description is identical with that in Deed recorded in Book 10123, Page 736, 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 10123, Page 736, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 10123, Page 732, and Quit Claim Deed, recorded in Book 10498, Page 518, 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 Federal National Mortgage 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.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 16 day of April, 1999, 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.

ELIZABETH I. ADKINS NOTARY PUBLIC AT LARGE SHELBY CO. TN

Notary Public

NO TAX/EXEMPT AGENCY

PROPERTY ADDRESS: 4894 Packard Drive, , Nashville, Tn 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
950 E. Paces Ferry Road
Suite 1900
Atlanta, Georgia 30326

S & K #:98-0381
Map & Parcel - 148 14 78

0581269

IDENTIFICATION REFERENCE

99 MAY -3 AM 8:45

ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.