FROM: ROBERT L. ECHOLS
SUBSTITUTE TRUSTEE

FNMA NO. 1-41-815579-4
VA NO. LH 200412-TN

BOOK 1838 PAGE 108

TO: FEDERAL NATIONAL MORTGAGE ASSOCIATION

MORTGAGOR: Emerson Rawlings

Address New Owner as follows:
Federal National Mortgage Assn.
100 Peachtree St., N.W.
Atlanta, Georgia 30303

Send Tax Bills To:
Same

Map-Parcel No.
Map 72-7
Parcel 310

This instrument prepared by: DEARBORN & EWING, Attorneys, 400 Commerce Union Bank Building, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $9,136.00.

Robert L. Echols
Affiant

Subscribed and sworn to before me, this 25th day of July, 1974.

Barbara G. Brewer
Notary Public

My Comm. Expires: 4-22-76

JUL 26 MISC A* 4.00 * 4.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated September 5, 1973 of record in Book 4746, page 483, Register's Office for Davidson County, Tennessee, Emerson Allen Rawlings and wife, Gloria C. Rawlings, conveyed to John G. Palmer, Trustee, the hereinafter described real estate, to secure a note of even date therewith, which note is fully described in said deed of trust; and,

WHEREAS, default having occurred in the payment of said note, and in accordance with the terms of said note and deed of trust, the holder thereof declared the entire indebtedness due and owing; and,

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 4823, page 463, Register's Office for Davidson County, Tennessee, appointed Robert L. Echols, Substitute Trustee, in the place and stead of John G. Palmer, Trustee; and,

WHEREAS, the owner and holder of the said indebtedness directed the said Robert L. Echols, Substitute Trustee, to sell the said property described in the deed of trust, and in accordance with the terms thereof, and pursuant to said direction, said Robert L. Echols, Substitute Trustee, did advertise the said property for sale as provided in said deed of trust and note, and the said property was advertised to be sold at 12:00 o'clock, noon, on Tuesday, July 23, 1974, at the South door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the deed of trust; and the said advertisement of sale was duly published in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on June 25 and July 2 and 9, 1974; and,

WHEREAS, at the time and place of said sale, and upon said property being offered under the terms hereinabove set forth, Federal National Mortgage Association, acting through its agent, Ben Cundiff, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Robert L. Echols, Substitute Trustee, pursuant to the bid of Federal National Mortgage Association, acknowledges receipt of the sum of Nine Thousand One Hundred Thirty Six and No/100 ($9,136.00) Dollars, which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Federal National Mortgage Association, a corporation organized under the laws of the United States, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 52 on the Map showing the Subdivision of the Waters Place on Maxie Lane, as of record in Book 332, pages 136 and137, Register's Office for said County.

Said Lot No. 52 fronts 50 feet on the Northerly side of Evelyn Avenue and runs back between parallel lines 145 feet more or less to an alley.

Being the same property conveyed to Emerson Allen Rawlings and wife, Gloria C. Rawlings by deed from B. B. Doubleday, Jr., of record in Book 4746, page 481, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Federal National Mortgage Association, a corporation organized under the laws of the United States, its successors and assigns, forever; and Robert L. Echols, Substitute Trustee, does hereby transfer, assign, and set over unto Federal National Mortgage Association, all of the covenants and warranties contained in the aforesaid deed of trust, and does hereby warrant title as fully as he, as Substitute Trustee, is authorized so to do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert L. Echols, Substitute Trustee, has executed this instrument on this the 25th day of July, 1974.

Robert L. Echols
Substitute Trustee

64790

FEE $ 1.00 REFERENCE
FILED JUL 25 1974 1 05 PM '74
REGISTER OF DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara L. Brewer a Notary Public in and for said State and County, the within named Robert L. Echols, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 25th day of July, 1974.

Barbara L. Brewer
Notary Public

My Commission Expires: 4-22-76