The actual consideration of value, whichever is greater, for this transfer is $ 20,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of December, 1974.

Notary Public

My commission expires: 7-19-78

BOOK 4873 PAGE 788

This instrument was prepared by:
EDWARD SEDDON, Attorney-at-Law
1102 KERMIT DRIVE - SUITE 203
NASHVILLE, TENNESSEE 37217

map 148-8
Par 21

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 6th day of December, 1974, by and between Edward Seddon, Substitute Trustee, party of the first part, and Federal National Mortgage Association, party of the second part.

WITNESSETH: MISC A* 4.00 * 4.00

Whereas, by Deed of Trust of record in Land Mortgage Book 4725, Page 241, Register's Office for Davidson County, Tennessee, Joseph N. McNeese et ux Joyce R. McNeese conveyed certain property described therein to James A. Green and Harold Reeves, Trustees, party of the first part, to secure a first mortgage, payable to Thomas & Hill, Inc., Charleston, West Virginia, and Edward Seddon, having been appointed Substitute Trustee by instrument of record in Book 4857, Page 126, Register's Office, Davidson County, Tennessee.

Whereas, default having been made in the payment of said note, and the holder thereof has directed first party to advertise and sell said property in satisfaction of said indebtedness and the cost of foreclosure, in accordance with the terms and provisions of the said mortgage and Deed of Trust; and

Whereas, first party did advertise said property for sale in accordance with the terms of said Deed of Trust, notices of the time and place of said sale being published in The Nashville Record as prescribed by law; and

Whereas, pursuant to said notices first party did offer said property for sale at the South door of the Davidson County Court House in Nashville, Tennessee on November 14, 1974, and Federal National Mortgage Association, party of the second part, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of FIVE THOUSAND DOLLARS ($5,000.00).

Now, Thereof, in consideration of the premises, first party has this day bargained and sold and does hereby transfer and convey unto the parties of the second part, the said Federal National Mortgage Association, their assigns, the following real estate located in Davidson County to wit:

BEING Lot No. 19 on the Plan of Oakwood Terrace Subdivision, Section 1, of record in Book 4460, Page 50, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Joseph N. McNeese et ux Joyce R. McNeese by deed of record in Book 4725, Page 239, Register's Office, Davidson County, Tennessee.

REAL PROPERTY TAX RESPONSIBILITY
Federal National Mortgage Association
34 Peachtree Street, N.E.
Atlanta, Georgia 30303

To have and to hold the aforesaid real estate unto said second parties, their assigns, forever and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind which were waived.

And I, Edward Seddon, Substitute Trustee, do further covenant and bind myself my successors and representatives, to warrant and defend title to the said land only as to such title coming through or by me to the said second parties, their heirs and assigns, against the lawful claims of all persons whomsoever.

In witness whereof, first party hereunto set his signature this day and date first above written.

Edward Seddon, Substitute Trustee
First Party

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Edward Seddon, 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 Nashville, Tennessee, this the 6th day of December, 1974.

Bruce Wallace
Notary Public

My Commission expires: 7-19-78

BRUCE WALLACE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

C 80866

IDENTIFICATION REFERENCE

DEC 9 2 43 PM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.