FROM: ROBERT L. ECHOLS
SUBSTITUTE TRUSTEE

GNMA No. 6-41-806287-0
FHA No. 483-044975-235

TO: GOVERNMENT NATIONAL MORTGAGE ASSOCIATION

MORTGAGOR: STEM, John

BOOK 4891 PAGE 146

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

Send Tax Bills To: Same

Map-Parcel No. Map 60-13 Parcel 155

This instrument prepared by: DEARBORN & EWING, 1912 Parkway Towers Office Building, Nashville, Tennessee 37219

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $22,717.22.

Robert L. Echols
Affiant

Subscribed and sworn to before me, this 20th day of February, 1975.

Susan W. Paynter
Notary Public

My Comm. Expires: 9-16-78

FEB21 MISC A* 4.00 * 4.00

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated October 16, 1973 of record in Book 4756, page 710, Register's Office for Davidson County, Tennessee, John W. Stem and wife, Venetta Stem, conveyed to Herschel Greer, 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 4882, page 406, Register's Office for Davidson County, Tennessee, appointed Robert L. Echols, Substitute Trustee, in the place and stead of Herschel Greer, 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 12:05 o'clock, p.m., on Tuesday, February 18, 1975, at the front 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 January 28 and February 4 and 11, 1975; and,

WHEREAS, at the time and place of said sale, and upon said property being offered under the terms hereinabove set forth, Government National Mortgage Association, acting through its agent, Edwin S. Pyle, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Robert L. Echols, Substitute Trustee, pursuant to the bid of Government National Mortgage Association, acknowledges receipt of the sum of Twenty Two Thousand Seven Hundred Seventeen and 22/100 ($22,717.22) 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 Government 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 the 13th Civil District Annexed (Formerly 12th Civil District), Davidson County, Tennessee, being Lot No. 142 on the Plan of Trinity Hills Village, Section II, First Addition, as of record in Book 4460, pages 45 and 46, Register's Office of Davidson County, Tennessee, to which plat reference is here made for a more particular description.

Being the same property conveyed to John W. Stem, and wife, Venetta Stem, by deed from Jones Homes, Inc., being filed for record in Book 4756, page 708, 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 Government 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 Government 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 20th day of February, 19 75.

Robert L. Echols
Substitute Trustee

C88367

FILED FOR REFERENCE
FEB 21 12 50 PM '75
REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Susan Y Paynter, 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 20th day of February, 19 75.

Susan Y Paynter
Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 9-16-78