MICHAEL J. PHILBIN)
Successor-Trustee)
to)
FEDERAL NATIONAL MORTGAGE)
ASSOCIATION, 100 Peachtree)
Street, N.W., Atlanta, Georgia)
30303 (Send tax bills here))

DEED

Map No. 162-6
Par. 281

WHEREAS, William O. Foster and wife, Elizabeth N. Foster, executed a deed of trust on the 7th day of June, 1974, which was recorded in Book 4823, page 924, Register's Office for Davidson County, Tennessee, conveying to James A. Green and Edward Seddon, Attorney, Trustees, the hereinafter described property to secure payment to Thomas & Hill, Inc., of a promissory note fully described in said deed of trust; and

JUN-3 MISC A* 6.00 * 6.00

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Michael J. Philbin, was appointed Successor-Trustee, said appointment being dated the 31st day of March, 1975, and recorded in Book 4907, page 308, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the Grantor herein, as Successor-Trustee was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said deed of trust, said advertisement being made for twenty-one (21) days of weekly notices published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the said advertisement, said sale was held at the time and place advertised, to-wit: May 22, 1975, at 12:00 noon at the Court House in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash and free from the equity of redemption, homestead, dower and all other rights and exemptions of every kind, all of which was expressly waived in said deed of trust; and the Grantee herein, Federal National Mortgage Association, being the highest and best bidder at said sale, with a bid of Five Hundred ($500.00) Dollars, subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at the

said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the sale held thereunder, as aforesaid;

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Five Hundred ($500.00) Dollars, paid by Federal National Mortgage Association, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Federal National Mortgage Association, its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Being Lot No. 53, Valley Green Subdivision, of record in Book 4460, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to William O. Foster and wife, Elizabeth N. Foster by deed from Ralph Stevens and Melvin Jones, d/b/a American Homes of record in Book 4823, page 922, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Federal National Mortgage Association, its successors and assigns forever as fully and completely as the successor-trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as successor-trustee; and said successor-trustee, the Grantor herein, does hereby convey, transfer and assign to Federal National Mortgage Association, its successors and assigns all the warranties and covenants made in said deed of trust.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 2ND day of June, 1975.

Michael J. Philbin

MICHAEL J. PHILBIN
Successor-Trustee

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Jeri E. Hunter a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-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 2nd day of June, 1975.

Jeri E. Hunter
NOTARY PUBLIC

My commission expires:

7.29.75

THIS INSTRUMENT PREPARED BY:

Michael J. Philbin
GLASGOW, ADAMS & TAYLOR
300 James Robertson Parkway
Nashville, Tennessee 37201

D00864

IDENTIFICATION REFERENCE

JUN 3 11 10 AM '75

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $30,925.83.

Wm. Ritchie Pigue
AFFIANT

Sworn to and subscribed before me this 2nd day of June, 1975.

Jeri E. Hunter
NOTARY PUBLIC

My commission expires:

7-29-75