Map 50-14
Par 108
12 D 30675

MICHAEL J. PHILBIN
Successor-Trustee

to

FEDERAL NATIONAL MORTGAGE ASSOCIATION
Atlanta, Georgia
(Send tax bills here)

D E E D

BOOK 5019 PAGE 213

WHEREAS, William Mitchell Martin et ux, Mai Gladys Martin, executed a deed of trust on the 19th day of June, 1975, which was recorded in Book 4926, Page 385, Register's Office for Davidson County, Tennessee, conveying to Harold Reeves and Phillip E. Hill, Trustees, the hereinafter described property to secure payment to Thomas & Hill, Inc., of a promissory note fully described in said deed of trust; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Michael J. Philbin, was appointed Successor-Trustee, said appointment being dated the 17th day of February, 1976, and recorded in Book 5007, Page 602, 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: April 14, 1976, at 12:00 noon at the front door of 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

Twenty-Eight Thousand Six Hundred and No/100 ($28,600.00) 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 Twenty-Eight Thousand Six Hundred and No/100 ($28,600.00) 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 394 on the Plan of Parkwood Estates, Section II, of record in Book 3300, Page 5, Register's Office for said County, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to William Mitchell Martin et ux, Mai Gladys Martin, by deed of record in Book 4926, Page 383, Register's Office for Davidson County.

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 of 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 14th day of April, 1976.

Michael J. Philbin
Successor-Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Sherrey A. Essary, 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 14th day of April, 1976.

Sherrey A Essary
Notary Public

My Commission Expires: Aug. 30, 1977

NOTARY PUBLIC DAVIDSON COUNTY TENN.

THIS INSTRUMENT PREPARED BY:

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

REGISTER DAVIDSON CO. TENN.
APR 27 1 41 PM '76
IDENTIF. REFERENCE

D 46499

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $28,600.00.

Michael J. Philbin

Sworn to and subscribed before me this 14th day of April, 1976.

Sherrey A. Essary
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires: Aug. 30, 1977

APR 27 MISC B* 6.00 * 6.00