FROM: ROBERT L. ECHOLS, SUBSTITUTE TRUSTEE

FNMA No. 1-41-813797-4
VA No. LH 205949-Tenn

TO: FEDERAL NATIONAL MORTGAGE ASSOCIATION

MORTGAGOR: PHILLIPS, James Travis

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 83-6
Parcel 107

BOOK 5022 PAGE 508

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,500.00.

Robert L. Echols
Affiant

Subscribed and sworn to before me, this 5th day of May, 1976.

Notary Public

My Comm. Expires: 9-16-78

MAY-6 MISC 6* 4.00 * 4.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated February 13, 1973 of record in Book 4682, page 156, Register's Office for Davidson County, Tennessee, Joseph Kelly Bell and wife, Donna Bell, conveyed to Percy Wilkins, Jr., 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 5007, page 824, Register's Office for Davidson County, Tennessee, appointed Robert L. Echols, Substitute Trustee, in the place and stead of Percy Wilkins, Jr., 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, May 4, 1976, 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 April 6, 13, and 20, 1976; 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 Corporation, acting through its agent, Stephen C. Baker, 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 Six Thousand Five Hundred ($6,500.00) 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 the west half of Lot No. 2 on the Map of Sneed & Hamilton's Re-Subdivision in the first subdivision of Brownsville as of record in Book 161, page 149, Register's Office for said County.

Said west half of Lot No. 2 fronts 50 feet on the south side of Benjamin Avenue, formerly Locke Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Joseph Kelly Bell and wife, Donna Bell, by deed from T. J. McGowan and wife, Rebecca Gill McGowan as of record in Book 4682, page 154, Register's Office for said County.

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 5th day of May, 1976.

Robert L. Echols
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan M 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 5th day of May, 1976.

Susan M Paynter
Notary Public

My Commission Expires: 9-16-78