THIS INSTRUMENT WAS PREPARED BY:
WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

New Owner - Send Tax Bills:

Federal National Mortgage Association
100 Peachtree Street, N.W.
Atlanta, Georgia 30303

BOOK 5026 PAGE 335

43-6
1 pw

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 18th day of December, 1973, P. E. Davis, was named Trustee in a Deed of Trust of even date executed by Randall G. Wakefield and wife, Deborah F. Wakefield, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of Seventeen Thousand Three Hundred Fifty and No/100 Dollars ($17,350.00), principal and interest at 8 1/2% per annum on the unpaid balance, said Deed of Trust being recorded in Book 4774, page 810, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Wilkins, Adams & Weems, Attorneys, a partnership whose statement of partnership appears of record in said Register's Office, was appointed Substitute Trustee under the said Deed of Trust by instrument recorded in Book 4999, page 705, in the Register's Office for Davidson County, Tennessee; Wilkins, Adams, & Weems, Attorneys, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: April 20, April 27, and May 4, 1976, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust.

MAY 19 76 MISC $* 4.00 * 4.00

PURSUANT to said advertisement on Thursday, May 13, 1976, at 11:00 A.M. at the south door of the Courthouse in Davidson County, Tennessee, it as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities, as provided in said Deed of Trust, at which time FEDERAL NATIONAL MORTGAGE ASSOCIATION, 100 Peachtree Street, N.W., Atlanta, Georgia, submitted the highest and best bid in the amount of $19,440.70.

NOW THEREFORE, in consideration of the premises, Wilkins, Adams, & Weems, Attorneys, Substitute Trustee, does hereby sell, transfer and convey to FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors and assigns in fee simple and in bar of all equities above mentioned, the following described real property, to-wit:

> LAND in Davidson County, Tennessee, being part of Lot No. 28 on the Plan of Dixie Pure Food Company's Subdivision, as of record in Book 616, page 113, and Book 332, page 51, Register's Office for said County, and being Lot No. 3 on an unrecorded survey made by J. R. Wauford Company, Consulting Engineers, October 25, 1960, described as follows:
>
> BEGINNING at a point on the westerly margin of Snow Avenue, said point being South 8° 30' East 75.7 feet from the southeast corner of the property conveyed to Charles W. Gourley and wife, by deed from Maddux Construction Company, Inc., of record in Book 3186, page 254, said Register's Office; thence westerly 171.9 feet; thence southerly 102.2 feet to the northerly margin of Thornton Avenue; thence with the same North 89° 49' East 144.78 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, northeasterly 42.90 feet to the westerly margin of Snow Avenue; thence with the same, North 8° 30' West 74.08 feet to the beginning.
>
> BEING the same property conveyed to Johnny Ward Snyder and wife, Jacqueline G. Snyder by deed from Hooper Realty, Inc., of record in Book 4906, page 877, Register's Office for Davidson County, Tennessee.

Wilkins, Adams, & Weems, Attorneys, Substitute Trustee, conveys to FEDERAL NATIONAL MORTGAGE ASSOCIATION, all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such

Substitute Trustee may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwsie, under the power vested in it under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 15th day of May, 1976.

WILKINS, ADAMS, & WEEMS, Attorneys
a partnership

BY: John V. Adams
John V. Adams, partner

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 John V. Adams, partner of Wilkins, Adams, & Weems, Attorneys, 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 15th day of May, 1976.

Louise N. Buckley
Notary Public

My Commission Expires: 1-30-78

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $19,440.70.

Charlene Armstrong
Affiant

Subscribed and sworn to before me, this the 15th day of May, 1976.

Louise N. Buckley
Notary Public

My Commission Expires: 1-30-78

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IDENTIF. REFERENCE

MAY 19 1 50 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

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