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

Map 71-8
Par 189

BOOK 5058 PAGE 451

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 17th day of October, 1975, P. E. Davis was named Trustee in a Deed of Trust of even date executed by Leon Newman, Jr., and wife, Jacquelyn Newman, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of Eleven Thousand and No/100 Dollars ($11,000.00), principal and interest at 9% per annum on the unpaid balance, said Deed of Trust being recorded in Book 4985, page 314, in the Register's Office for Davidson County, Tennessee; and

3136 MISC * 4.00 * 4.00

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 5041, page 224, 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: July 20, July 27, and August 3, 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.

PURSUANT to said advertisement on Thursday, August 12, 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 $11,698.97.

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 Lot No. 60 on the Map of Joywood Heights Subdivision, Section One, of record in Book 1130, page 91, Register's Office for said County.
>
> BEING the same property conveyed to Leon Newman, Jr., and wife, Jacquelyn Newman by deed from Roy Winford Butler and wife, Esther Butler of record in Book 4965, page 312, Register's Office for Davidson County, Tennessee.

Wilkins, Adams, & Weems, Attorneys, Substitute Trustee, convey 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 otherwise, 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 13th day of August, 1976.

WILKINS, ADAMS, & WEEMS, Attorneys, a partnership

BY: _____
W. E. Weems, II, partner

BOOK 5058 PAGE 452

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 W. E. Weems, II, partner of Wilkins, Adams, & Weems, Attorneys, the bargainor, with whom I am personally acquainted and who executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of August, 1976.

Louise N. Binkley
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 $11,698.97.

Affiant

Subscribed and sworn to before me, this the 13th day of August, 1976.

Louise N. Binkley
Notary Public

My Commission Expires: 1-30-78

D63693

T
IDENTIFICATION REFERENCE

AUG 18 9 05 AM '76

REGISTER
DAVIDSON CO., TENN.