Map No. 54-14

Parcel No. 196

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Prepared by
Thomas, Hall, Hunter & Ballin & Fortas
Parkway Towers, Nashville

This is improved property:

739 Ringold Drive

Nashville, TN

SEND TAX BILLS TO:

NATIONAL MORTGAGE CO.

4041 KNIGHT ARNOLD RD.

MEMPHIS, TENNESSEE, 38118

The actual consideration or value, whichever is greater for this transfer is $ NONE

Theodore E. Carver
Affiant

Subscribed and Sworn to before me this 30th day of Sept., 1976.

Notary Public

Commission Expires: 1-31-78

OCT-1 76 MISC 8* 4.00 * 4.00

SUCCESSOR TRUSTEE'S DEED

Whereas, Clarence E. Ridley, and wife, Delanor R. Ridley executed a deed of trust on the 25th day of March, 1974, which was recorded in Trust Deed Book 4800, Page 33, Register's Office of Davidson County, Tennessee conveying to Union Planters National Bank, of Memphis, Tennessee, the hereinafter described property to secure payment to National Mortgage Company, a promissory note fully described in said deed of trust; and

Whereas, default has occured in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and Federal National Mortgage Association, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

Whereas, Theodore E. Carver, as Substitute Trustee, as shown by an instrument of record in Book 4989, page 647, RODC, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee advertised the said real estate as required by the terms of said deed of trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equitites of redemption, dower, and homestead, and for the purpose of the payment of said note, interest and costs,

and pursuant to said advertisement, on September 30, 19 76, at the door of the Court House in Davidson County, Tennessee at 12:00 Noon, the said Theodore E. Carver, 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 equities of redemption, dower and homestead, as provided in said deed of trust; when Federal National Mortgage Association being the highest and best bidder, became the purchaser at the price of $ 28,569.69, and

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NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, Theodore E. Carver, do hereby sell, transfer and convey as Substitute Trustee, unto the said Federal National Mortgage Association, its successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining to-wit:

LAND in Davidson County, Tennessee, being Lot No. 116 on the Revised Plan of Haynes Manor, Section I, as of record in Book 3700, Page 33, Register's Office for said County.
SAID Lot No. 116 fronts 82 feet on the southeasterly side of Ringold Drive and extends back 140.4 feet on the northeasterly line and 92.7 feet on the southwesterly line to a dead line, which is a broken line, measuring 77.4 feet thereon.

TO HAVE AND TO HOLD THE same unto the said Federal National Mortgage Association, its successors and assigns, forever,

Theodore E. Carver covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

D70724
IDENTIFICATION
OCT 1 2 17 PM '76
FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, Theodore E. Carver, Substitute Trustee has hereunto set his hand on this 30th day of Sept., 19 76.

Theodore E. Carver
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 19 76, before me personally appeared Theodore E. Carver, Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes therein contained.

IN WITNESS WHEREOF, I Have hereunder set my hand and seal.

My commission expires: 1-31-78

Notary Public: