This instrument prepared by:
William P. Dougan, Thomas, Halliburton & Ballin,
107 Parkway Towers, Nashville, Tennessee 37219

BOOK 5091 PAGE 529

Map No. 59-14

Parcel No. 196

This is improved property at:

739 Ringgold Drive
Nashville, Tennessee

SEND TAX BILLS TO:

FEDERAL NATIONAL MORTGAGE ~~COMPANY~~ ASSN.
4041 Knight Arnold Road
Memphis, Tenn. 38118

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

William P. Dougan
Affiant

Subscribed and sworn to before me, this 11th day of November, 1976.

Notary Public
My Commission Expires:

SUCCESSOR TRUSTEE'S DEED

Whereas, NOV26'76 MISC P* 4.00 * 4.00 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 occurred 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 Book 4989, Page 647, 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, 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 equities of redemption, dower, and homestead, and for the purpose of the payment of said note, interest and costs, and pursuant to said advertisement, on November 11, 1976, 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

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 Ringgold 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.

Being the same property conveyed to Clarence E. Ridley and wife Delanor R. Ridley by deed from Odell W. Mackey and wife Mary Mackey of record in Book 4800, page 31, said Register's Office.

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 hnder 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.

IN WITNESS WHEREOF, Theodore E. Carver, Substitute Trustee, has hereunto set his hand on this 11th day of Nov., 19 76

Theodore E. Carver
Substitute Trustee

D 78778 RECEIVED FOR RECORD DAVIDSON COUNTY, TENN. NOV 16 '76 4 10 P.M.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of November, 1976, 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.

Notary Public

My Commission Expires:
Oct. 1, 1979