BOOK 5092 PAGE 579

Margaret Raney
229 Garner Avenue
Madison, Tennessee 37115
L & N Loan # 07-41-88865
(1-41-820065-4)
VA Loan # LH 190 704

43-5
158 pw

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 14, 1972, and recorded in Book 4611, Page 886 in the Register's Office of Davidson County, Tennessee Ronnie Wayne King and wife, Deborah C. King, conveyed to Richard O. Linsert, Trustee the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 5081, Page 571 in the Register's Office of Davidson County, Tennessee; and

DEC-1[illegible] MISC B* 4.00 * 4.00

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said deed of trust; and

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on the 1st day of December 1976, at the main (south) door of the Courthouse, Nashville, Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Federal National Mortgage Association, a corporation existing under and pursuant to the laws of the United States being the highest and best bidder, became the purchaser of said property at and for the sum of Sixteen Thousand Dollars and 96/100----------($16,000.96)----------; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Federal National Mortgage Association of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Federal National Mortgage Association, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in the City of Madison, County of Davidson State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lots No. 23, 24, and the easterly 5 feet of Lot No. 25, of Block "B", on the Plan of Kennaston Estates, as of record in Book 843, page 83, Register's Office for said county, to which said plan reference is here made for a complete legal description of said lot.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Federal National Mortgage Association, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Publication expense	$ 78.54
Title Reference	
Notary Fee	
Trustee's Fee	175.00
Recording fee for Substitution of Trustee	4.00
Credit on Note	15,743.42
	$16,000.96

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 1st day of December, 19 76.

Arnold M. Weiss Substitute Trustee

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 1st day of December, 19 76, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Inez Milam

Notary Public

IREZ MILAM NOTARY PUBLIC SHELBY COUNTY, TENNESSEE

My commission expires:
My Commission Expires May 3, 1980

State Tax $
Clerk's Fee $
TOTAL $

Paid

Deputy County Court Clerk

IDENTIF. REFERENCE T

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FELIX DAVIDSON

D 7926 4

PROPERTY ADDRESS

229 Garner Avenue
Madison, Tennessee 37115

AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

The Lomas & Nettleton Company
P. O. Box 1076
Virginia Beach, Virginia 23451

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103