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

BOOK 5114 PAGE 100

Map No. 162-9

Parcel No. 6

5DU-32295

This is improved property at:

312 Cedarmont Drive
Nashville, Tennessee

SEND TAX BILLS TO:

FEDERAL NATIONAL MORTGAGE ASSOCIATION
Atlanta, Georgia

The actual consideration or value, whichever is greater for this transfer, is $ 26,578.51.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 10th day of February, 1977.

Jay Y Marlin
Notary Public
My Commission Expires: Oct. 1, 1979

SUCCESSOR TRUSTEE'S DEED

FEB 10 7 MISC 8* 4.00 * 4.00

Whereas, Jerry B. Steelman and wife, Nancy Steelman, executed a deed of trust on the 14th day of March, 19 74, which was recorded in Trust Deed Book 4798, Page 235, Register's Office of Davidson County, Tennessee, conveying to Delta Title Company, of Nashville, 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 5104, Page 199, 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, William P. Dougan, 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 February 10, 19 77, at the door of the Court House in Davidson County, Tennessee, at 12:00 noon,

the said William P. Dougan, 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 $26,578.51, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, 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 the 5th Civil District of Davidson County, Tennessee, being Lot No. 69 on the Plan of Cedarwood Estates, Section I, as of record in Book 4675, Page 33, Register's Office for said County, as follows:

SAID Lot No. 69 fronts 80.0 feet on the easterly side of Cedarmont Drive and extends back between parallel lines 170.13 feet to a line in the rear on which it measures 80.0 feet.

Being the same property conveyed to Jerry B. Steelman and wife, Nancy Steelman, by deed from Cheek and Jones, Inc., of record in Book 4798, page 233, Register's Office for Davidson County, Tennessee, and

Being the same property conveyed to Delta Title Company by deed from Jerry B. Steelman and wife, Nancy Steelman, of record in Book 4798, page 235, said Register's Office.

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

William P. Dougan 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, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 10th day of February, 19 77

William P. Dougan
Substitute Trustee

D 88917

IDENTIF. REFERENCE
FEB 10 12 28 PM 77
FELIX A. ... REGISTER
DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of February, 19 77, before me personally appeared William P. Dougan, 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:

Oct. 1, 1979

Notary Public

NOTARY PUBLIC