FROM: ROBERT L. ECHOLS, SUBSTITUTE TRUSTEE

FNMA No. 1-41-533170-1
FHA No. 483-033370-203

TO: FEDERAL NATIONAL MORTGAGE ASSOCIATION

MORTGAGOR: PITTS, (SMITH)

Address New Owner as follows: Federal National Mortgage Assn. 100 Peachtree St., N.W. Atlanta, Georgia 30303

Send Tax Bills to: Same

Map-Parcel No. Map 21-16

This instrument prepared by: DEARBORN & EWING, Attorneys, 1912 Parkway Towers, Nashville, Tennessee, 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $8,000.00.

Robert L. Echols
Affiant

Subscribed and sworn to before me, this the 23rd day of February, 1977.

Barbara E. Stevens
Notary Public

My Comm. Expires: 4-5-81

FEB24 MISC B* 4.00 * 4.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated October 27, 1969, of record in Book 4377, page 748, Register's Office for Davidson County, Tennessee, Bobby L. Pitts and wife, Florence H. Pitts, conveyed to John G. Palmer, Trustee, the hereinafter described real estate, to secure a note of even date therewith, which note is fully described in said deed of trust; and,

WHEREAS, default having occurred in the payment of said note, and in accordance with the terms of said note and deed of trust, the holder thereof declared the entire indebtdness due and owing; and,

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 5104, page 83, Register's Office for Davidson County, Tennessee, appointed Robert L. Echols, Substitute Trustee, in the place and stead of John G. Palmer, Trustee; and,

WHEREAS, the owner and holder of the said indebtedness directed the said Robert L. Echols, Substitute Trustee, to sell the said property described in the deed of trust, and in accordance with the terms thereof, and pursuant to said direction, said Robert L. Echols, Substitute Trustee, did advertise the said property for sale as provided in said deed of trust and note, and the said property was advertised to be sold at 12:00 o'clock, Noon, on Tuesday, February 22, 1977, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the deed of trust; and the said advertisement of sale was duly published in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on January 18, 25, and February 1, 1977; and,

WHEREAS, at the time and place of said sale, and upon said property being offered under the terms hereinabove set forth, Federal National Mortgage Association, acting through its agent, Susan Paynter, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Robert L. Echols, Substitute Trustee, pursuant to the bid of Federal National Morrgage Association, acknowledges receipt of the sum of Eight Thousand Dollars ($8,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Federal National Mortgage Association, a corporation organized under the laws of the United States, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lots Nos. 197 and 198 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said Lots Nos. 197 and 198 front together 60 feet on the westerly margin of North 7th Street and extend back between parallel lines 165 feet to an alley.

Being the same property conveyed to Bobby L. Pitts and wife, Florence H. Pitts, by deed from Joseph H. Rutherford and wife, Mary Call Rutherford, as of record in Book 4377, page 746, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Federal National Mortgage Association, a corporation organized under the laws of the United States, its successors and assigns, forever; and Robert L. Echols, Substitute Trustee, does hereby transfer, assign, and set over unto Federal National Mortgage Association, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert L. Echols, Substitute Trustee, has executed this instrument on this the 23rd day of February, 1977.

Robert L. Echols
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara E. Stamm a Notary Public in and for said State and County, the within named Robert L. Echols, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 23rd day of February, 1977.

NOTARY PUBLIC TENNESSEE STATE AT LARGE

Barbara E. Stamm
Notary Public

My Commission Expires: 1-5-81

IDENTIF. REFERENCE

FEB 24 2 33 PM '77

FELIX E. ... REGISTER
DAVIDSON COUNTY, TENN.

090758