This Instrument Was Prepared By

Dewey Pedigo Jr. NMC # 28558 FNMA # 1-41 809421-3

Of The Law Firm Pedigo & Sanders
Stahlman Building: Nashville, Tennessee

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fed. Nat. Mtg. Assn.		130-67865
(NAME:)	(NAME:)	
Atlanta Ga. 30303	same	Map 80-7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 8
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Ellis Leggs and wife, Thelma L. Leggs, executed a deed of trust dated November 18, 1971, which was recorded in Book 4555, page 76, Register's Office for Davidson County, Tennessee, conveying to Union Planters National Bank, Trustee, the hereinafter described property to secure payment to National Mortgage Company, a promissory note fully described in said deed of trust; and

WHEREAS, said indebtedness having been conveyed to Federal National Mortgage Association, now the owner and holder of said note, 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 5125, page 845, 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, Dewey Pedigo, Jr., as Successor Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Successor Trustee did advertise the said real estate three consecutive weeks and more than 21 days notice, one insertion of said advertisement appearing in each of the issues on March 24, March 31 and April 7, 1977 respectively 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 April 20, 1977, at the front door of the Courthouse in Davidson County, Tennessee at 12:00 o'clock noon

the said Dewey Pedigo, Jr., Successor 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 $13,915.34, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, Dewey Pedigo, Jr., do hereby sell, transfer, and convey as Successor 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. 284, Bordeaux Hill, Section 2, as of record in Book 3600, page 7, Register's Office for said County, to which plan reference is here made for a complete legal description of said lot.
>
> Being the same property conveyed to Ellis Leggs and wife, Thelma L. Leggs by deed from Associated Brokers, Inc. of record in Book 4555, page 74, Register's Office for Davidson County, Tennessee.

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

Dewey Pedigo, Jr., covenants as Successor 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 Successor 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, Dewey Pedigo, Jr., Successor Trustee, has hereunto set his hand on this 20th day of April, 1977.

Dewey Pedigo, Jr.
SUCCESSOR TRUSTEE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dewey W. Pedigo, a Notary Public in and for said County and State, the within named Dewey Pedigo, Jr., Successor Trustee, the bargainors, with whom I am personally acquainted, and who acknowledged that he, as Successor Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 1977.

Dewey W Pedigo
Notary Public
at Large

My commission expires:
11-12-78

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IDENTIF. REFERENCE

APR 21 12 32 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

APR 21 '77 MISC 6 * 6.00 * 6.00