This Instrument Was Prepared By

Dewey Pedigo Jr.

Of The Law Firm Pedigo & Sanders

Stahlman Building: Nashville, Tennessee

BOOK 5419 PAGE 771

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Federal Nat. Mtg. Assn (NAME:)	(NAME:)	20W-24950
100 Peachtree St. N.W. (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	71-15
Atlanta Ga. 30303 (CITY) (P./O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	465

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Robert E. Cole and wife, Ethel B. Cole, executed a deed of trust dated February 15, 1974, which was recorded in Book 4788, page 399 and re-recorded in Book 4795, page 345 and re-recorded in Book 4828, page 496, Register's Office for Davidson County, Tennessee, conveying to Delta Title Company, Trustee, 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, now the owner and holder of said note, has demanded of the Substitute Trustee, appointed by an instrument of record in Book 5403, page 556, 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 Substitute Trustee, pursuant to the request of the owner of said note, under and by the virtue of the powers vested in him as such Substitute Trustee did advertise the said real estate four consecutive weeks and more than 21 days notice, one insertion of said advertisement appearing each of the issues on March 15, March 22, March 29 and April 5, 1979 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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ Tax Exempt

Subscribed and sworn to before me, this the 11 day of April 19 79.

Affiant

My commission expires: (Affix Seal)

Notary Public

E. Breshears Dep. Reg.

costs, and pursuant to said advertisement on April 9, 1979 at the front door of the Courthouse in Davidson County, Tennessee, at 12:00 o'clock noon the said Dewey Pedigo, Jr., 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, became the purchaser at the price of $13,667.70.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, Dewey Pedigo, Jr., do hereby sell, transfer and convey as Substitute Trustee, unto 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 the northerly 17 feet of Lot No. 32 and the southerly 27 feet of Lot No. 33 on the Plan of Sharpe and Horn's First Addition to Northeast Nashville, as of record in Book 57, page 152, Register's Office for said County.
>
> Said parts of Lots Nos. 32 and 33 fronts together 44 feet on the westerly side of North Fourth Street or Lischey Avenue and runs back between parallel lines 160 feet, more or less, to an alley.
>
> Being the same property conveyed to Robert E. Cole and wife, Ethel B. Cole by deed from Clarence M. Anderson wife, Sarah Frances Anderson of record in Book 4788, page 397, 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 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 under 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, Dewey Pedigo, Jr., Substitute Trustee, has hereunto set his hand on this 9th day of April, 1979.

Dewey Pedigo, Jr. Substitute Trustee

SUBSTITUTE TRUSTEE

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., Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Substitute Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of April, 1979.

Dewey W. Pedigo
Notary Public

DEWEY W. PEDIGO NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:
10-17-82

F-23604

IDENTITY REFERENCE

APR 11 1 05 PM '79

FILED AND RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TENN.