This Instrument Was Prepared By

Dewey Pedigo Jr.

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

BOOK 5494 PAGE 967

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fed. Nat. Mtg. Assn.		Map 56-6
(NAME): 100 Peachtree St. N.W.	(NAME): Same	Par. 69
(STREET ADDRESS OR ROUTE NUMBER): Atlanta, Georgia 30303	(STREET ADDRESS):	13TH-35995
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, L. C. Coleman and wife, Ella Lee Coleman, executed a deed of trust dated May 13, 1975 which was recorded in Book 4913, page 196, Register's Office of 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 5344, page 585, 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 three consecutive weeks and more than 21 days notice, one insertion of said advertisement appearing each of the issues on August 9, August 16 and August 23, 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 costs, and pursuant to said advertisement on September 4, 1979 at the front door of the

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 36,000.00

Subscribed and sworn to before me, this the 4th day of September, 1979

Affiant

My commission expires: Jan. 29, 1980 (Affix Seal)

Notary Public

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 $32,014.41.

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 hereditaments and appurtenances appertaining to wit:

> Land in Davidson County, Tennessee being Lot No. 31 on the Plan of Ewing Valley, Section 2, as of record in Book 4300, page 184, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description of said lot.
>
> Being the same property conveyed to L. C. Coleman and wife, Ella Lee Coleman by deed from John Hahn and Associates, Inc. of record in Book 4913, page 194, 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 other-

wise; 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 7th day of September, 1979.

Dewey Pedigo, Jr. Substitute Trustee
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Phillip Saindon, 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 7 day of September, 1979.

Phillip Saindon
Notary Public

PHILLIP SAINDON NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:
Jan. 29, 1980

F 50676

IDENTIF. REFERENCE

SEP 7 1 57 PM '79

FELIX P. WISDOM REGISTER
DAVIDSON COUNTY, TENN.