BOOK 5666 PAGE 84

This instrument prepared by:
William P. Dougan, Thomas, Halliburton & Weissman
417 Welshwood Drive, Suite 303, Nashville, Tennessee 37211

Map No. 71-12 parcel 233

Field Book No. 12DA-44890

This is improved property at:

1507 Jones Avenue
Nashville, Tennessee, 37207

SEND TAX BILLS TO:

Federal National Mortgage Assn.
100 Peachtree St. N.E.
Atlanta, Georgia 30303

The actual consideration or value, whichever is greater for this transfer, is $ 28,969.65.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 17th day of October, 1980.

Dixie L. Hetzer
Notary Public
My Commission Expires: 1-22-84

SUCCESSOR TRUSTEE'S DEED

Whereas, Phillip Nickins and wife, Carla Nickins executed a deed of trust on the 11th day of October, 19 79, which was recorded in Trust Deed Book 5517, Page 273, Register's Office of Davidson County, Tennessee, conveying to P. E. Davis, Trustee, the hereinafter described property to secure payment to Collateral Investment 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 5653, Page 524, 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 October 17, 19 80, at the door of the Court House in Davidson County, Tennessee, at 12:00 noon,

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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 $ 28,969.65, 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 Davidson County, Tennessee, being Lot No. 159 on the Plan of Victory Heights Subdivision of record in Book 1130, page 97, Register's Office for said County.

Said Lot No. 159 fronts 75 feet on the easterly side of Jones Avenue and runs back on the southerly line 169 feet and on the norhterly line 193.5 feet, to a dead line in the rear measuring 82.5 feet thereon.

Being the same property conveyed to Phillip Nickins and wife, Carla Nickins by deed from Lelon A. Smith and wife, Flora F. Smith of record in Book 5517, page 270, 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 , and any easements and restrictions of record.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 17th day of October, 1980

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of October, 19 80, 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: 1-22-84

Vicki L. Hirtzer
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G.I.3.05.1

IDENTIF. REFERENCE

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FEE $ WILSON ET PEGG REGISTER DAVIDSON COUNTY, TENN.