This instrument prepared by:
William P. Dougan, Thomas, Halliburton & Ballin,
~~167 Parkway Towers~~ 417 Weisbrook Dr, Nashville, Tennessee 372~~19~~11

mail

BOOK 5725 PAGE 227

6867

Map No. 71-12-66

Parcel No. 12DA-45445

This is improved property at:

1602 Jones Road
Nashville, TN

SEND TAX BILLS TO:

Federal National Mortgage Assn.
Atlanta, Georgia

The actual consideration or value, whichever is greater for this transfer, is $ 34,700.00

William P. Dougan
Affiant

Subscribed and sworn to before me this 25th day of March, 1981.

Notary Public
My Commission Expires: 1-28-82

03/25 8:00 A.M.

SUCCESSOR TRUSTEE'S DEED

Whereas, James E. Turner and wife Sylvia Turner executed a deed of trust on the 22nd day of January, 1980, which was recorded in Trust Deed Book 5559, Page 356, Register's Office of Davidson County, Tennessee, conveying to Douglas R. Berry, Trustee, the hereinafter described property to secure payment to First Investment Company, P. O. Box 749, Columbus, Ohio, 43216, 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 5710, Page 774, 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 February 25, Mar. 6 & 12, 1981, at the door of the Court House in Davidson County, Tennessee, at 12:00 noon,

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 $ 34,700.00, 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:

BEING Lot No. 33 and the southerly 35 feet of Lot No. 32 on the Map of Joywood Subdivision, of record in Book 974, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to James E. Turner and wife Sylvia Turner by deed of record in Book 5559, Page 354, Register's Office for said County.

MAR 25 2 29 PM
DAVIDSON COUNTY, TENN.
IDENTIF. REFERENCE
C 34709

Being _____ the same property conveyed to _____ by deed from _____ of record in Book _____, page _____, said Register's Office.

TO HAVE AND TO HOLD THE same unto the said Federal National Mortgage Corporation, 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.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 25th day of March 1981

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of March, 1981, 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:
1-18-82

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.