This instrument prepared by:

Warren H. Wild, Jr.
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 5750 PAGE 106

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
Federal National Mortgage Association 100 Peachtree Street, N.W. Atlanta, Georgia 30303	Same	162-13-131 5 DU 32228

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 19th day of May, 1981, by and between WARREN H. WILD, JR., Substitute Trustee, hereinafter called "Substitute Trustee" and FEDERAL NATIONAL MORTGAGE ASSOCIATION, hereinafter called "Buyer"; and

WHEREAS, by Deed of Trust dated the 5th day of June, 1978, of record in Book 5294, page 803, Register's Office for Davidson County, Tennessee, Erol Volkan and wife, Melahat Volkan conveyed to David M. Amonette, Trustee, the hereinafter described real estate, to secure payment to Third National Bank in Nashville of a Note dated June 5, 1978, in the original principal amount of Forty-Three Thousand Two Hundred Dollars ($43,200.00); and

WHEREAS, David M. Amonette was unable to serve as such Trustee and the lawful holder of the Note, Third National Bank in Nashville appointed Warren H. Wild, Jr. to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 5734, page 615, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and thirty (30) days notice was given of such default to Erol Volkan and wife, Melahat Volkan, in the manner required by the terms of said Deed of Trust, and following such notice the default was not cured; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Substitute Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Substitute Trustee caused notice to be published in the Nashville Record that the property would be sold at 10:00 o'clock a.m. on May 15, 1981, at the south (front) door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on April 23, April 30, and May 7, 1981, and sent a copy of such notice to Erol Volkan and wife, Melahat Volkan and following such notice the default was not cured; and

WHEREAS, due notice of such sale was given to the State of Tennessee Department of Revenue, who had filed a state tax lien on said property, as required by law; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Federal National Mortgage Association, at the price of Forty-Five Thousand One Hundred Seventeen and 47/100 Dollars ($45,117.47), this being the highest, last and best bid.

NOW, THEREFORE, I, Warren H. Wild, Jr., Substitute Trustee as aforesaid, in consideration of the premises and the sum of Forty-Five Thousand One Hundred Seventeen and 47/100 Dollars ($45,117.47), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Federal National Mortgage Association, its successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Being Lot No. 48 on the Plan of Monte Carlo Estates, Section 2-A, of record in Book 4955, page 45, Register's Office for said County.
>
> Said Lot No. 48 fronts 98.21 feet .on the east side of Cedarmont Drive and extends back 104.24 feet on the south line and 146.67 feet on the north line to a dead line measuring 97.63 feet thereon.
>
> Being the same property conveyed to Erol Volkan and wife, Melahat Volkan, by deed from Sun Building Corporation, of record in Book 5294, page 801, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto Federal National Mortgage Association, its successors and assigns, in fee simple forever, and in bar of all right or equity of redemption and Warren H. Wild, Jr., as Trustee, does hereby transfer, assign and set over to Federal National Mortgage Association all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as Trustee, but not further or otherwise.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid ad valorum taxes which are a lien against the property.

MAIL ENV. ☐ IDENTIF. REFERENCE
MAY 28 10 54 AM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
3.4.3605

(2) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(3) Such easements and restrictions as may be applicable.

(4) Any other liens, defects, encumbrances, adverse claims or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

(5) Any rights of redemption or otherwise held by the State of Tennessee.

(6) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

WITNESS the signature of the Substitute Trustee on this the day and date first above written.

WARREN H. WILD, JR., Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Elizabeth M. Bradley, a Notary Public of the State and County aforesaid, personally appeared WARREN H. WILD, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Substitute Trustee, and that he as such Substitute Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 19 day of May, 1981.

Elizabeth M. Bradley
Notary Public

My commission expires: January 20, 1985.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Forty-Five Thousand One Hundred Seventeen and 47/100 Dollars ($45,117.47).

Pete Murphy
Affiant

Subscribed and sworn to before me this the 27th day of May, 1981.

Martha Sotto
Notary Public

My commission expires: 10-21-84

WHW/5-19-81