TRUSTEE'S DEED

BOOK 5826 PAGE 937

Michael J. Philbin
Successor-Trustee

to

FEDERAL NATIONAL MORTGAGE ASSOCIATION
3900 Wisconsin Avenue, N.W.
Washington, D.C. 20005
(Send Tax Bills Here)

MAP #81-7
PARCEL #450
FIELD BOOK #2W18365

WHEREAS, Nat Cannon and wife, Hattie Greer Cannon executed a deed of trust on the 25th day of October, 1979 which was recorded in Book 5519 Page 959 Register's Office for Davidson County, Tennessee, conveying to Wayne R. Tate, Trustee, the hereinafter described property to secure payment to Molton, Allen & Williams, Inc. of a promissory note fully described in said deed of trust; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Michael J. Philbin, was appointed Successor-Trustee, said appointment being dated the 12th day of November, 1981 and recorded in Book 5822 Page 71 Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the Grantor herein, as Successor-Trustee, was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said deed of trust, said advertisement being made for twenty-one (21) days of weekly notices published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the said advertisement, said sale was held at the time and place advertised, to-wit: November 30, 1981 at 10:00 a.m. at the front door of the Court House in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash and free from the equity of redemption, homestead, dower and all other rights and exemptions

of every kind, all of which was expressly waived in said deed of trust; and the Grantee herein, Federal National Mortgage Association, being the highest and best bidder at said sale, with a bid of Twenty-Eight Thousand Eight Hundred Fourty-One and 07/100 ($28,841.07) Dollars, subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the sale held hereunder, as aforesaid;

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Twenty-Eight Thousand Eight Hundred Fourty-One and 07/100 ($28,841.07) Dollars, paid by Federal National Mortgage Association, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Federal National Mortgage Association, its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> BEING Lot No. 50 on the Map of Williams and Valentino's Subdivision of Lots Nos. 3 and 4 of the Thomas Woodard Plan as of record in Plan Book 2 Page 33 Chancery Court for said County.
>
> Said Lot No. 50 fronts 50 feet on the westerly side of 11th Avenue North, formerly Woodard Avenue and extends back between parallel lines along the northerly side of an alley 150 feet to an alley.
>
> BEING the same property conveyed to Nat Cannon and wife, Hattie Greer Cannon by deed from Pace Properties, Inc. of record in Book 5466 Page 998 Register's Office for said County.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Federal National Mortgage Association, its successors and assigns forever as fully and completely as the successor-trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as successor-trustee; and said successor-trustee, the Grantor herein, does hereby convey, transfer and assign to Federal National Mortgage Association, its successors and assigns all the warranties and covenants

made in said deed of trust. BOOK 5826 PAGE 939

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 30th day of November, 1981.

Michael J. Philbin Successor-Trustee
MICHAEL J. PHILBIN
Successor-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of November, 1981.

Linda S. Brisdale
NOTARY PUBLIC

My Commission Expires:

7-21-85

THIS INSTRUMENT PREPARED BY:
Michael J. Philbin
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
300 James Robertson Parkway
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $28,841.07.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 30th day of November, 1981.

Linda S. Brisdale
NOTARY PUBLIC

My Commission Expires: 7-21-85

IDENTIF. REFERENCE
G 7 0 6 9 7

DEC 3 2 59 PM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

12/23 9.00 - CHECK

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