TRUSTEE'S DEED

Michael J. Philbin
Successor-Trustee

to

Federal National Mortgage
Association
3900 Wisconsin Avenue, N.W.
Washington, D.C. 20005
(Send Tax Bills Here)

MAP #82-4
PARCEL 377
27W195

WHEREAS, Helen Mae Crowell and Connie Jean Crowell executed a deed of trust on the 9th day of January, 1980 which was recorded in Book 5556 Page 512 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.;

WHEREAS, the aforesaid Note and Deed of Trust were subsequently assigned to Federal National Mortgage Association by an unrecorded instrument dated the 12th day of February, 1980; and

WHEREAS, the aforesaid Note and Deed of Trust were subsequently assumed by Barbara R. Williams by instrument of record in Book 5607 Page 266, said Register's Office, and thereafter subsequently assumed by McFarlin, Kemp, and Associates, a partnership composed of Danny R. McFarlin and Don W. Kemp by instrument of record in Book 5751 Page 417 said Register's Office; 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 9th day of March, 1982 and recorded in Book 5861 Page 138 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: March 24, 1982 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-Nine Thousand Four Hundred Sixty-One and 90/100 ($29,461.90) 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-Nine Thousand Four Hundred Sixty-One and 90/100 ($29,461.90) 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. 6 on the Map of Lookaway Subdivision as of record in Book 843 Page 51 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Helen Mae Crowell and Connie Jean Crowell by Deed of Record in Book 5556 Page 509 and subsequently conveyed to Barbara R. Williams by Deed of record in Book 5607 Page 266 and subsequently conveyed to McFarlin, Kemp and Associates, a partnership composed of Danny R. McFarlin and Don W. Kemp by Deed of record in Book 5751 Page 417, R.O.D.C.

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.

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 24th day of March, 1982.

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 24th day of March, 1982.

Linda S. Lindale

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 $29,461.90.

Michael J. Philbin

AFFIANT

Sworn to and subscribed before me this

24th day of March, 1982.

Linda S. Lindale

NOTARY PUBLIC

My Commission Expires: 7-21-85

G 8534

IDENTIF. REFERENCE

MAR 31 11 03 AM '82

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.