This instrument prepared by:
William P. Dougan, for THOMAS, HALLIBURTON & WEISSMAN
417 Welshwood Drive, Nashville, Tn. 37211

Map/Par. No. 43-9-328

Parcel No. 11-D-60560

This is improved property at:

404 Bixler Ave.
Nashville, TN 37115

SEND TAX BILLS TO:

Federal National Mortgage Assn.
ATLANTA, GEORGIA

The actual consideration or value, whichever is greater for this transfer, is $ 32,111.77.

William P Dougan
Affiant

Subscribed and sworn to before me, this 21st day of May, 1982.

Notary Public
My Commission Expires: 4/22/85

SUCCESSOR TRUSTEE'S DEED

Whereas, John W. Stratton and wife Vicki Jo Stratton executed a deed of trust on the 23rd day of July, 1980, which was recorded in Trust Deed Book 5629, Page 43, Register's Office of Davidson County, Tennessee, conveying to Delta Title Company, Trustee, the hereinafter described property to secure payment to National Mortgage 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 5875, Page 878, 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 May 21, 1982, at the front 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 $_____, 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 the southerly parts of Lots Nos. 9 and 10 of Block "K" on the Map of Woodlawn Estates as of record in Book 843, Page 82 of the Register's Office of Davidson County, Tennessee.

SAID parts of Lots 9 and 10 of Block "K" adjoin and front together 56 feet on the east side of Bixler Avenue and extend back between parallel lines 200 feet to a line in the rear.

BEING the same property conveyed to John W. Stratton and wife Vicki Jo Stratton, by deed of record in Book 5629, page 40, said Register's Office.

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
MAY 21 12 20 PM 82
IDENTIF. REFERENCE
92490

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.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 21st day of May, 1982.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF

On this 21st day of May, 19 82, 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.

Notary Public

My Commission Expires:
4/21/85