THIS INSTRUMENT PREPARED BY: Raymond S. Leathers, Attorney, 223 Madison Street, Madison, TN 37115

| NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| FEDERAL NATIONAL MORTGAGE ASSOCIATION<br>c/o 3440 Wilshire Boulevard<br>Los Angeles, California 90010 | SAME | Map 82-3<br>Parcel 132 |

## SUBSTITUTE TRUSTEE'S DEED

BOOK 5901 PAGE 345

WHEREAS, on the 22nd day of July, 1981, Patricia A. Williams and Vicki S. Shaw were named Trustees by Deed of Trust of even date executed by Ralph O. Downey and wife, Pamela K. Downey conveying to them as Trustees the real estate hereinafter described, said Deed of Trust being executed to secure to Countrywide Funding Corporation the payment of One (1) note of even date in the original prinicpal amount of Twenty Three Thousand Dollars and 00/100 (23,000.00) payable with terms and provisions as provided therein, said Deed of Trust being recorded in Book 5773, Page 782, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Patricia A. Williams and Vicki S. Shaw were unable to act and therefore appointed Raymond S. Leathers as Substitute Trustee by an instrument of record in Book 5888, Page 92, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made under the terms and provisions of said Deed of Trust and Note and notice was properly given to Ralph O. Downey and wife, Pamela K. Downey and they having further failed to abide by the terms and provisions of the said Deed of Trust; and

WHEREAS, I, Raymond S. Leathers, Substitute Trustee, at the request of the holder of said indebtedness and under and by virtue of the powers vested in me as Substitute Trustee under the Deed of Trust and instruments hereinabove referred to and described, advertised the said real estate as required by law by the terms of said Deed of Trust and instruments, by giving Twenty-One (21) days notice by three successive publications, namely: May 27, 1982, June 3, 1982, June 10, 1982, in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption and dower and homestead as provided in said Deed of Trust. Pursuant to said advertisement, on June 18, 1982, at 12:00 o'clock noon,

at the front door of the Davidson County Courthouse, I, as said 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 hereinabove equities as provided in said Deed of Trust at which time Federal National Mortgage Association submitted the highest and best bid in the amount of Nineteen Thousand Five Hundred Thirty Dollars and 00/100 ($19,530.00).

NOW, THEREFORE, in consideration of the premises, I, Raymond S. Leathers, Substitute Trustee, do hereby sell, transfer, and convey to Federal National Mortgage Association, its heirs and assigns, in fee simple, and in bar of all the equities hereinabove mentioned, the following described real estate, to wit:

LAND in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 14 on the Plan of Benedict Land Company's Subdivision of The Lindsley Tract, of record in Book 332, page 40, Register's Office for said County.

Said part of Lot No. 14 fronts 50 feet on the easterly side of North Second Street and runs back with parallel lines, with the northerly margin of Vaughn Street, 181.00 feet to an alley.

Being the same property conveyed to Ralph O. Downey and wife, Pamela K. Downey, of record in Book 5773, Page 779, Register's Office for Davidson County, Tennessee.

I, Raymond S. Leathers, Substitute Trustee, convey to Federal National Mortgage Association all the rights conveyed to me as said Substitute Trustee in said Deed of Trust and instruments; including such covenants and warranties as I, as such Trustee, may lawfully make, all of my actions in the premises being solely as Substitute Trustee and not otherwise, under the powers vested in me under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Madison, Tennessee, this the 21st day of June, 1982.

Raymond S. Leathers

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

BOOK 5901 PAGE 347

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Raymond S. Leathers, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 21 day of June, 1982.

Carolyn J. Waddey
NOTARY PUBLIC

MY COMMISSION EXPIRES:
4/21/85

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $ 19530.00.

Raymond S. Leathers
AFFIANT

Subscribed and sworn to before me, this the 21 day of June, 1982.

Carolyn J. Waddey
NOTARY PUBLIC

My Commission Expires: 4/21/85

RUSH

JUN 21 2 53 PM '82
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

G 9 6 9 3 8