F/e 43

BOOK 5913 PAGE 160

TRUSTEE'S DEED

MICHAEL J. PHILBIN)
Successor-Trustee)
)
to)
)
FEDERAL NATIONAL MORTGAGE)
ASSOCIATION)
3900 Wisconsin Avenue, N.W.)
Washington, D.C. 20005)
Owner's (Send Tax Bills Here))

MAP #61
PARCEL 24
12DZ8880

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
JUL 20 3 33 PM '82

IDENTIF. REFERENCE

H 0 0 5 0 5

WHEREAS, Shirley D. Barton, unmarried executed a deed of trust on the 22nd day of December,1978 which was recorded in Book 5382 Page 583 Register's Office for Davidson County, Tennessee, conveying to Wayne R. Tate, Trustee, the hereinafter described property to secure payment to Molton, Allen & Williams, Incorporated 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 22nd day of December, 1980 and recorded in Book 5853 Page 513 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: July 8, 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-Five Thousand Four Hundred Ninety-Three and 66/100 ($25,493.66) 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-Five Thousand Four Hundred Ninety-Three and 66/100 ($25,493.66) 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:

> BEGINNING in the easterly margin of Ben Allen Road, 887 feet from the corner of Lot No. 246 in Maplewood Heights, Book 547, Page 103 Register's Office for said County, running thence north 17°14' west, 50 feet; thence north 72°15'east 400 feet to Nickens line; thence south 17°45'east 50 feet; thence south 72°15'west 400 feet to the beginning.
>
> BEING the same property conveyed to Shirley D. Barton, unmarried, by deed of record in Book 5382 Page 581, R.O.D.C.
>
> This is improved property also known as 533 Ben Allen Road, Nashville, Tennessee, 37216.

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 8th day of July, 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 8th day of July, 1982.

Linda S. Trisdale
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 $25,493.66.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 8th day of July, 1982.

Linda S. Trisdale
NOTARY PUBLIC

My Commission Expires: 7-21-85