File Box 43

TRUSTEE'S DEED

BOOK 5939 PAGE 403

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

MAP #94-1
PARCEL #5518W14015

WHEREAS, Walter D. Stanley and wife Hattie Stanley executed a deed of trust on the 7th day of January, 1980 which was recorded in Book 5552 Page 659 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, the aforesaid Note and Deed of Trust were subsequently assigned to Federal National Mortgage Association by an unrecorded instrument dated February 13, 1980; 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 30th day of August, 1982 and recorded in Book 5935 Page 128 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: September 13, 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 redemp-

tion, 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-One Thousand Eight Hundred Thirty-Three and 82/100 ($21,833.82) 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-One Thousand Eight Hundred Thirty-Three and 82/100 ($21,833.82) 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. 39 on the Map of Payne Blakemore and Cummings Addition as of record in Book 57 Page 70 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Walter D. Stanley and wife, Hattie Stanley by deed of record in Book 552 Page 656, R.O.D.C.
>
> This is improved property also known as 610 12th Street, Nashville, Tennessee, 37206.

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 13th day of September, 1982.

Michael J. Philbin 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 13th day of September, 1982.

Linda S. Grisdale
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 $21,833.82.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 13th day of September, 1982.

Linda S. Grisdale
NOTARY PUBLIC

My Commission Expires: 7-21-85

IDENTIF. REFERENCE
Sep 20 3 44 PM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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