TRUSTEE'S DEED Map - 18-16 Par. 171

WHEREAS, by Deed of Trust dated the 9th day of November, 1979, and recorded in the Register's Office of Davidson County, Tennessee, Book 5537, Page 543 Noella Gaitor conveyed to William R. Manning as Trustee the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations hereinafter mentioned and set forth; and

WHEREAS, Michael I. Less was appointed Successor Trustee by instrument of record in the Register's Office of Davidson County, Tennessee, under Register's Book 6120, Page 120, and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, pursuant to said request the said property was by the undersigned advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the said sale was appointed to be held on the 28th day of October, 1983 at the front steps of the Davidson County Courthouse of Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest bidder for cash at which sale Federal National Mortgage Association, being the highest bidder became the purchaser of said property at and for the sum of $42,167.13.

WHEREAS, the said purchaser being owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hand of the undersigned Successor

Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Trust Deed;

NOW, THEREFORE, in consideration of the premises and of the payment by the said Federal National Mortgage Association, as aforesaid of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Michael I. Less, as Successor Trustee, does hereby grant, bargain, sell and convey unto the said Federal National Mortgage Association, as aforesaid and unto its successors and assigns, the property mentioned and now further described as situated in the County of Davidson, State of Tennessee, more particularly described as follows:

> Land in the 10th Civil District of Davidson County, Tennessee, being known as Lot No. 3 and the southwesterly triangular part of Lot No. 2 on the Map of D. E. McCoin property at Goodlettsville, Tennessee, not of record, and described according to a copy of a survey by J. R. Scott, Surveyor, February 13, 1950, as follows:
>
> Beginning at a point in the northly margin of Moncrief Street at the southeast corner of the property conveyed to J. D. Carter by deed of record in Book 1383, page 471, Register's Office for said County, being the southwest corner of Lot No. 3; thence along Carter's east line, north 8 degrees west 146 feet to a point in the south line of S. N. Wilhoit property; thence with his south line, north 89 degrees east 60 feet to a corner of Lots Nos. 2 and 3, of said McCoin property; thence southerly 139 feet, more or less, to the north margin of Moncrief Street of Avenue, said point being 5 feet east of the corner of Lot Nos. 2 and 3, thence with the margin of said street, south 83 degrees west 55.25 feet to the point of beginning.
>
> Property address: 127 Moncrief Street, Goodlettsville, Tennessee

TO HAVE AND TO HOLD the property described above, together with all privileges appurtances, and hereditaments thereunto belonging or in any way appertaining unto the said Federal National Mortgage Association, as aforesaid, and unto its successors and assigns forever, to whom the said Michael I. Less as Successor Trustee warrants the title to the aforesaid property against the lawful claims and demands

of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Michael I. Less, as Successor Trustee, has caused this instrument to be executed the 28th day of October, 1983.

MICHAEL I. LESS

PROPERTY ADDRESS: 127 Moncrief Street
Goodlettsville, Tennessee

MAIL TAX BILLS TO: Southeast Mortgage Company
1390 Brickell Avenue
Miami, Florida 33131

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared Michael I. Less to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

Witness my hand and Notarial Seal at office this 28th day of October, 1983.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

5-24-86

I, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $42,167.13, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[redacted]

AFFIANT

SWORN TO AND SUBSCRIBED before me this 25th day of October, 1983.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

5-24-86

PREPARED BY:
RETURN TO : Michael I. Less
Suite 1002 - 100 N. Main Bldg.
Memphis, Tennessee 38103
(901) 274-8700

MAIL LAW.

IDENTIFICATION REFERENCE

NOV 9 1 59 PM '83

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11/03 12.00- CHECK