THIS INSTRUMENT WAS PREPARED BY:
PERCY WILKINS, JR., ATTORNEY
2210 Crestmoor Road
Nashville, TN 37215

SEND TAX BILLS — NEW OWNER:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
100 Peachtree Street, N.W.
Atlanta, GA 30303
4D-36730 44-5-161

SUBSTITUTE TRUSTEE'S DEED

BOOK 6203 PAGE 166

WHEREAS, on the 14th day of February, 1978, P. E. Davis was named Trustee in a Deed of Trust of even date executed by Steve Rosa and wife, Doris V. Rosa, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 21,350.00, principal and interest at 8.500 % per annum on the unpaid balance, said Deed of Trust being recorded in Book 5254, page 349, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Christy W. Ivey and Linda G. Walker * ~~was appointed Substitute~~ Trustee under said Deed of Trust by instrument of record in Book 6177, page 366, in the Register's Office for Davidson County, Tennessee; Christy W. Ivey and Linda G. Walker, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in them as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, , namely: December 1, 1983, December 8, 1983, and December 15, 1983, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of equities of redemption, dower, and homestead as provided in said Deed of Trust.

PURSUANT to said advertisement on Friday, December 23, 1983, at 11:00 A.M., at the south door of the Courthouse in Davidson County, Tennessee, Christy W. Ivey, 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 mentioned equities, as provided in said Deed of Trust, at which time FEDERAL NATIONAL MORTGAGE ASSOCIATION, 100 Peachtree Street, N.W., Atlanta, GA 30303, submitted the highest and best bid in the amount of $ 21,022.85.

NOW THEREFORE, in consideration of the premises, Christy W. Ivey, Substitute Trustee, does hereby sell, transfer and convey to Federal National Mortgage Association, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 25 on the plan of Rayon City of record in Book 843, page 13, Register's Office for said County.

SAID Lot No. 25 fronts 50 feet on the nrotheasterly margin of Newell Avenue, formerly DuPont Avenue, and extends back between parallel lines, 147 feet to a dead line.

BEING the same property conveyed to Steve Rosa and wife, Doris V. Rosa by deed from Joe Detty and wife, Judy Detty, of record in Book 5254, page 347, said Register's Office. Doris V. Rosa has died. Steve Rosa subsequently died devising said property to Lisa Marie Rosa Arnold by will of record in Will Book 143, page 598, Probate Court Clerk's Office for said County.

Christy W. Ivey, Substitute Trustee, conveys to Federal National Mortgage Association, all the rights conveyed to her as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as she, as such Substitute Trustee, may lawfully make, all her actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in her under said Deed of Trust hereinabove referred to and not as an individual.

*were appointed Successor Joint Trustees, either of them having full power without the joinder of the other to act,

WITNESS my hand at Nashville, Tennessee, this the 23rd day of December, 1983.

Christy W. Ivey
Substitute 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 Christy W. Ivey, 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 the 23rd day of December, 1983.

Corinne B. Garrett
Notary Public

My Commission Expires:

4-12-86

CORINNE B. GARRETT NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration of value, whichever is greater, for this transfer is $21,022.85.

Jeff C. Buchanan
Affiant

Subscribed and sworn to before me, this the 23rd day of December, 1983.

Corinne B. Garrett
Notary Public

My Commission Expires:

4-12-86

CORINNE B. GARRETT NOTARY PUBLIC AT LARGE STATE OF TENN.

Mail to: PERCY WILKINS, JR.
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

IDENTIF. REFERENCE H 9 4 4 5.

Dec 29 11 42 AM '83
FELIX [illegible]
DAVIDSON COUNTY, TN