OFFICIAL RECEIPT

File 43

TRUSTEE'S DEED

Richard D. Taylor, Jr.
Successor-Trustee

to

FEDERAL NATIONAL MORTGAGE ASSOCIATION
100 Peachtree Street, NW
Atlanta, GA 30303
(Send tax bills here)

Map #136-15
Parcel #13

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WHEREAS, Gary W. Wabaunsee and wife, Deardi A. Wabaunsee, executed a deed of trust on the 28th day of February, 1978, which was recorded in Book 5259, Page 267, Register's Office for Davidson County, Tennessee, conveying to Wayne 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, said note and deed of trust were assumed by Billy Steve Andrews by an instrument of record in Book 5306, Page 41, at the Register's Office of said county; and

WHEREAS, the said Wayne Tate was unable to act as Trustee under said deed of trust, and whereas the Federal National Mortgage Association, pursuant to and in compliance with the authority contained in the deed of trust aforesaid appointed Michael J. Philbin and/or Richard D. Taylor, Jr. as Substitute Trustee under said deed of trust, in an instrument executed by Molton, Allen & Williams, Inc., acting as attorney in fact to the Federal National Mortgage Association, of record in Book 6220, Page 102, said Register's Office; 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: February 6, 1984, at 10:30 a.m. at the front door of

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the Courthouse in 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, The Federal National Mortgage Association, being the highest and best bidder at said sale, with a bid of Seventy-Two Thousand Nine Hundred Eighty-Two Dollars and Seventy-Eight Cents ($72,982.78) 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 Seventy-Two Thousand Nine Hundred Eighty-Two Dollars and Seventy-Eight Cents ($72,982.78) paid by The Federal National Mortgage Association, the receipt of which is hereby acknowledged, I, Richard D. Taylor, Jr., Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto The 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:

> Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Section One, Harbour Town Village, of record in Book 4675, Pages 3 & 4, Register's Office for said county.
>
> Said Lot No. 87 fronts 84.18 feet on the southwesterly margin of Harbour View Drive and extends back 130.52 feet on the northwesterly line and 150.20 feet on the southeasterly line to a broken line in the rear, measuring 114.18 feet thereon.
>
> Being the same property conveyed to Gary W. Wabaunsee and wife, Deardi A. Wabaunsee by deed from Joseph H. Bowles and wife, Patricia D. Bowles of record in Book 5306, Page 41, Register's Office for said county.
>
> Being improved property also known as 2921 Harbour View Drive, Nashville, TN 37217.

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

OFFICIAL RECEIPT

said deed of trust and his appointment as successor-trustee; and said successor-trustee, the Grantor herein, does hereby convey, transfer and assign to The Federal National Mortgage Association, its successors and assigns all the warranties and covenants made in said deed of trust.

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This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property.

IN WITNESS WHEREOF, the said Richard D. Taylor, Jr., Successor-Trustee, has hereunto set his hand this 6th day of February, 1984.

Richard D. Taylor, Jr.
Richard D. Taylor, Jr.
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 Richard D. Taylor, Jr., 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 6th day of February, 1984.

Kay Nelson
NOTARY PUBLIC

My Commission Expires:
April 22 1984

THIS INSTRUMENT PREPARED BY:
Richard D. Taylor, Jr.
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street
Nashville, Tennessee 37201

FELIX A. WALDEN, JR. REGISTER
DAVIDSON COUNTY, TN
FEB 10 9 20 AM '84
IDENTIF. REFERENCE
102530

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $72,982.78.

Richard D. Taylor, Jr.
RICHARD D. TAYLOR, JR. AFFIANT

Sworn to and subscribed before me this 6th day of February, 1984.

Kay Nelson
NOTARY PUBLIC

My commission expires: April 22 1984

02/10/84 99.30- CHECK

2409

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

72982.78- CAMT.
189.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 199.30-
2409A02/10/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 2 5 3 0

IDENTIF. REFERENCE

FEB 10 9 28 AM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 12639