This instrument prepared by and return to: MARVIN POSNER, P.C.
Attorney at Law
5885 Hyatt Ridgeway Parkway
Suite 105
Memphis, Tennessee 38119

BOOK 6275 PAGE 55

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 23rd of March, 19 81, Curtis O. Marshall and wife, Sarah L. Marshall, made and executed to Evelyn Wilds and Christine Willson as Trustee, a certain Deed of Trust, conveying to them as Trustee, certain property hereinafter fully set forth and described, which said Deed of Trust is of record in the Register's Office in Davidson County, Tennessee, in Book 5725, page 28; and

WHEREAS, the undersigned was substituted as Trustee to act in the place and stead of Evelyn Wilds and Christine Willson, Trustee, as same appears of record in Book 6242, page 60; and

WHEREAS, default having been made in the payment of the debts and obligations secured to be paid in said Deed of Trust, the owner thereof requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of said Deed of Trust; and

WHEREAS, in accordance with said request, the said property was advertised for sale in The Nashville Record a weekly newspaper in Nashville, Tennessee, on March 29, 1984, April 5, 1984, and April 12, 1984, and giving the time, terms, place of sale and description of the property; and

WHEREAS, at the time, being the 20th day of April, 19 84, and place, being as mentioned in said advertisement, the south door of the Court House, Nashville, Davidson County, Tennessee, the said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the said property was struck off and sold to Federal National Mortgage Association at and for the sum of Twenty-Two Thousand Eight Hundred Sixty-Nine and 59/100 -------- ($ 22,869.59) Dollars, that being the highest and best bid offered; and

WHEREAS, the said purchaser has complied with its said bid.

NOW THEREFORE, the undersigned, MARVIN POSNER, Substitute Trustee, hereby bargains, sells and conveys unto the said Federal National Mortgage Association the property above mentioned and now fully described as follows:

Being Lot 131 on the plan of Buena Vista Heights of record in Plat Book 161, page 19, Register's Office of Davidson County, Tennessee.

And the said MARVIN POSNER, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

IN WITNESS WHEREOF, the said MARVIN POSNER, Substitute Trustee, has hereunto set his hand and seal this 20th day of April, 19 84.

Marvin Posner, Substitute Trustee

FHA # 483-081881-203 (Marshall)

04/20 6.00 CHECK

200

STATE OF TENNESSEE
COUNTY OF SHELBY

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On this 20th day of April, 19 84, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Marvin Posner, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and Notarial Seal at office the day and year first above written.

Margaret Walker
Notary Public

My commission expires: July 22, 1987

PROPERTY ADDRESS: 1742 McKinney Street
Nashville, Tennessee 37208

MAIL TAX NOTICES TO: Bankers Mortgage Corporation
P. O. Drawer F-20
Florence, South Carolina 29503

I, or we, hereby swear or affirm that 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 $ 22,869.59, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20th day of April, 19 84.

Margaret Walker
Notary Public

My commission expires: July 22, 1987

NO TRANSFER TAX AS CONVEYANCE IS TO AN AGENCY OF THE U. S. GOVERNMENT

MAIL EXP.

I 16894

IDENTIF. REFERENCE

APR 20 12 17 PM '84