B6443

TRUSTEE'S DEED

BOOK 6454 PAGE 500

Richard D. Taylor, Jr.
Successor-Trustee

to

Federal National Mortgage
Association
100 Peachtree Street, N.W.
Atlanta, Georgia 30303

Map #83-3
Parcel #3
Field Book #15DA-38538

SEND TAX BILLS HERE:

WHEREAS, Laurthell Smith and wife, Doris L. Smith executed a deed of trust on the 3rd day of December, 1979, which was recorded in Book 5539, Page 116, Register's Office for Davidson County, Tennessee, conveying to Wayne R. Tate, Trustee, the hereinafter described property to secure payment to Molton, Allen & Williams, Ltd., an Alabama corporation, of a promissory note fully described in said deed of trust; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Richard D. Taylor, Jr. was appointed Successor-Trustee, said appointment being dated the 7th day of December, 1984, and recorded in Book 6448, Page 725, 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: December 17, 1984 at 10:15 a.m. at the Courthouse in Nashville, 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

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deed of trust; and the Grantee herein, Federal National Mortgage Association, being the highest and best bidder at said sale, with a bid of Thirty-Two Thousand Five Hundred Ten and 94/100 Dollars ($32,510.94), 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 Thirty-Two Thousand Five Hundred Ten and 94/100 Dollars ($32,510.94), paid by 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 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. 10 on the Plan of Scott Avenue Annex, as of record in Book 2331, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Laurthell Smith and wife, Doris L. Smith by an instrument dated the 3rd day of December, 1979, and of record in Book 5539, Page 113, Register's Office for Davidson County, Tennessee,
>
> And being the same property conveyed from Laurthell Smith to Doris L. Smith by Quitclaim Deed in Book 5716, page 430, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 69 Creighton 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 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 and any applicable statutory redemption pursuant to T.C.A. §66-8-101.

IN WITNESS WHEREOF, the said Richard D. Taylor, Jr., Successor-Trustee, has hereunto set his hand this 17th day of December, 1984.

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 17th day of December, 1984.

NOTARY PUBLIC

My Commission Expires: 7-27-86

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

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Dec 20 3 25 PM '84
IDENTIF. REFERENCE
1.7.1.7.2.0.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $32,510.94.

AFFIANT

Sworn to and subscribed before me this 17th day of December, 1984.

NOTARY PUBLIC

My Commission Expires: 7-27-86