Mail

This instrument prepared by:
William P. Dougan, Attorney at Law
401 Davidson Road, Nashville, TN 37205

BOOK 6521 PAGE 385

3094

Map No. 065-09-0-137.00

Fld. Bk. No. 4D-60740

This is improved property at:

4820 Catskill Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:

Federal National Mortgage Assn.
100 Peachtree St., N.W.
Atlanta, GA 30303

The actual consideration or value, whichever is greater for this transfer, is $ 55,032.33

William P. Dougan
Affiant

03/28 5.00

Subscribed and sworn to before me, this 27th day of March, 1985

Notary Public

My Commission Expires 4-20-86

SUCCESSOR TRUSTEE'S DEED

Whereas, Talmadge D. Long and wife, Cynthia A. Long executed a deed of trust on the 21st day of February, 19 84, which was recorded in Trust Deed Book 6238, Page 26, Register's Office of Davidson County, Tennessee, conveying to Edward Seddon, Trustee, the hereinafter described property to secure payment to Republic Mortgage, Inc., a promissory note fully described in said deed of trust; and

Whereas, default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and Federal National Mortgage Association, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 6498, Page 359, in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

Whereas, William P. Dougan, as Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee advertised the said real estate as required by the terms of said deed of trust in the The Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of the payment of said note, interest and costs, and pursuant to said advertisement, on March 27, 1985, at the front door of the Court House in Davidson County, Tennessee, at 12:00 noon,

the said William P. Dougan, 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 equities of redemption, dower and homestead, as provided in said deed of trust; when Federal National Mortgage Association, being the highest and best bidder, became the purchaser at the price of $55,032.33, and BOOK 6521 PAGE 386

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said Federal National Mortgage Association, its successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining to-wit:

BEING Lot No. 437A, Zone Lot Division Lot 437, Sherwood Forest, Section 4, of record in Plat Book 5190, Page 774, amending Plat Book 4460, Page 183, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Talmadge D. Long and wife, Cynthia A. Long by deed of record in Book 6238, Page 23, Register's Office for said County.

This conveyance is subject to the conditions shown on the plat of record in Book 4460, page 183, as amended in Book 5190, page 774, and to restrictions of record in Book 4704, page 448, as amended by Book 6157, Page 69, Register's Office for Davidson County, Tennessee.

MAR 28 3 21 PM 1985
DAVIDSON COUNTY, TENN.
IDENTIF. REFERENCE
19269

TO HAVE AND TO HOLD THE same unto the said Federal National Mortgage Association, its successors and assigns, forever William P. Dougan covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or hnder him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 27th day of March, 1985.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of March, 19 85, before me personally appeared William P. Dougan, Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and seal.

Edgar Allen
Notary Public

EDGAR ALLEN NOTARY PUBLIC AT LARGE

My Commission Expires:
4-20-86