Send tax bills to:
National Mortgage Company
4041 Knight Arnold Road
Memphis, TN 38118

Prepared by:
D. W. McMackin
McMACKIN, GARFINKLE & McLEMORE
219 Fifth Avenue, North
Nashville, TN 37219

27W18520
82-8; 310

TRUSTEE'S DEED

BOOK 6573 PAGE 949

WHEREAS, under a Deed of Trust dated June 9, 1982, and recorded in Book 5897, page 313, Register's Office, Davidson County, Tennessee, Stephen R. Josleyn and wife, Phyllis E. Josleyn, and Ruffner Simmons and wife, Elsie Simmons and Gary L. Nelson, unmarried, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated March 26, 1985, and recorded in Book 6524, page 507, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D. W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D. W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D. W. McMackin, Substitute Trustee, did give twenty days notice of the time, place and terms of the sale by an advertisement in three weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of April 18, 25 and May 2, 1985, stating that on May 10, 1985, at 12:30 p.m. at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and the statutory right of of redemption under Tennessee law.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D. W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to National Mortgage Company for $ 51,356.93, which amount was the highest, best, and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D. W. McMackin, Substitute Trustee, do hereby

bargain and sell, and by these presents transfer and convey unto the said

National Mortgage Company

(hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

BOOK 6573 PAGE 950

Land in Davidson County, Tennessee, being Lot No. 5 and the westerly 10 feet of Lot No. 6 of Block "D" on the Plan of Eastwood Addition, as of record in Book 332, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 and the westerly part of Lot No. 6 front together 60 feet on the southerly side of Chickamauga Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Scott M. Nelson and wife, Pamela Sue Nelson by deed from Stephen R. Josleyn and wife, Phyllis E. Josleyn, Ruffner Simmons and wife, Elsie G. Simmons and Gary Nelson, unmarried, of record in Book 6057, page 512, Register's Office for Davidson County, Tennessee.

This is improved property located at 908 Chickamauga Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

WITNESS my hand on this the 10th day of May, 1985.

D. W. McMackin
Substitute Trustee

1.02 4.7 IDENTIF. REFERENCE JUN 5 8 48 AM 1985 REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. W. McMackin, Substitute 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, on this the 10th day of May, 1985.

Melanie J. Garrison
Notary Public

My Commission Expires: 11-1-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 51,356.93.

D. W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn to before me, this 10th day of May, 1985.

Melanie J. Garrison
Notary Public

My Commission Expires: 11-1-87

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

RECEIVED OF _____

FOR _____

BOOK 6573 PAGE 951

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
			51356.93- CAMT.	
			133.64 CSTAX	
			.60 PRFEE	
			6.00 WDEED	
			CHECK 140.14-	
			4659A06/05/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J102477

IDENTIF. REFERENCE

JUN 5 9 46 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 141172