BOOK 6581 PAGE 24

102-3
Par 122 Is

Tennessee

Thomas St. Charles
WMC Loan # 015140-8

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 5, 1981, and recorded in Book 5754, Page 403 in the Register's Office of Davidson County, Tennessee, Thomas Joseph St. Charles, II and wife, Diane R. St. Charles, conveyed to J. G. Palmer, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 6543, Page 108 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on the 13th day of June, 1985, at the main (south) door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Federal National Mortgage Association, a corporation organized under an Act of Congress and existing pursuant to the Federal National Mortgage Association Charter Act, having its home office in the City of Washington, District of Columbia being the highest and best bidder, became the purchaser of said property at and for the sum of Sixty-three Thousand Five Hundred and No/100 Dollars; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Federal National Mortgage Association of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Federal National Mortgage Association, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in County of Davidson, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1270 on the Plan of Charlotte Park, Section 18, of record in Book 3600, page 51 and 52, Register's Office for said County.

Said Lot No. 1270, which is a corner lot, fronts 90.0 feet on the northwesterly margin of Thunderbird Drive and fronts 80.0 feet on the southwesterly margin of Landau Drive, said frontage being joined by a curve having a length of 39.27 feet, and extends back 115.0 feet on the northwesterly line and 105.0 feet on the southwesterly line to a point of intersection.

7851

J. 1. 2 7. 1. 8

IDENTIF. REFERENCE

JUN 13 10 58 AM '85

DAVIDSON COUNTY, TN

CONT'D NEXT PAGE

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Federal National Mortgage Association, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Recording Fee for Substitution of Trustee	$ 6.00
Publication Expense	189.00
Attorney's Fees and Trustee's Fees	300.00
Credit on Note	63,005.00
	$63,500.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 13th day of June, 1985.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 13th day of June, 1985, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

NOTARY PUBLIC

My Commission Expires:

My Commission Expires Dec. 8, 1987

State Tax $
Clerk's Fee $
TOTAL $

Paid_____

PROPERTY ADDRESS
501 Landau Drive
Nashville, TN

AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Wachovia Mortgage Company
P. O. Box 3174
Winston-Salem, North Carolina 27102

Mail to

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

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

RECEIVED OF _____

FOR _____

Book 6581 Page 25-A

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

80600.00- CAMT.
209.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 215.80-
7850A06/13/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J12717

IDENTIF. REFERENCE

JUN 13 10 50 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 144282