Dotson. McG@hee # 17597

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

BOOK 6615 PAGE 725

Map Par. 65 - 9 - 147

Fld.Bk.No. 4D-60737

This is improved property at:

4822 Catskill Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:

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

The actual consideration or value, whichever is greater for this transfer, is $ 54,854.64.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 26th day of July, 1985.

Sarah Horner
Notary Public

My Commission Expires: 4-17-88

NOTARY PUBLIC DAVIDSON

SUCCESSOR TRUSTEE'S DEED

Whereas, Judy B. Dotson, unmarried, executed a deed of trust on the 20th day of October, 19 83, which was recorded in Book 6162, p. 805, & Bk. 6168, p. 457, , Register's Office of Davidson County, Tennessee, conveying to Max B. Ostner, Jr. , Trustee, the hereinafter described property to secure payment to James E. McGehee and Company, 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 6593, Page 839, 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 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 July 26, 1985, at 12:00 noon 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 $ 54,854.64, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, Willioo 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. 437B, 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 Judy B. Dotson by deed of record in Book 6162, Page 802, and re-recorded in Book 6168, Page 455, Register's office for said county.

This conveyance is subject to the easements and conditions shown on the recorded plat, and to restrictions of record in Book 4704, page448, and in Book 6157, page 697, said Register's office.

FELIX A. WILSON II, REGISTER DAVIDSON COUNTY, TN
JUL 26 12 35 PM '85
IDENTIF. REFERENCE
12.3.9 5.7

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 26th day of July, 1985.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of July, 1985, 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 hereunto set my hand and seal.

Notary Public

My Commission Expires:

4-17-88