This Instrument Prepared By:
John W. Stapp, IV
MANIER, WHITE, HEROD, HOLLABAUGH & SMITH, P.C.
230 Fourth Avenue, North
Nashville, Tennessee 37219

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust of record in Book 5973, Page 375, Register's Office for Davidson County, Tennessee, Leon H. Mannings and wife, Mildred J. Mannings, convey in trust to V. H. Singleton, Trustee, certain real estate herein described to secure and make certain the payment of the indebtedness herein described in the Deed of Trust; and

WHEREAS, the holders of said Deed of Trust, having appointed Don L. Smith as Substitute Trustee on April 29, 1985, as recorded in Book 6553, Page 985, Register's Office for Davidson County, Tennessee; and

WHEREAS, the entire indebtedness having been declared due and payable and the holder and owner of said note having instructed Don L. Smith, Substitute Trustee, to foreclose said Deed of Trust and to sell the property herein conveyed; and

WHEREAS, the undersigned thereupon advertised the sale of said property in the Nashville Record, a newspaper with general circulation in Davidson County, Tennessee, said advertisements appearing in said newspaper in three weekly notices on July 25, 1985, August 1, 1985 and August 8, 1985, fixing as the date of sale the 15th day of August, 1985 at 12:00 noon, Central Standard Time, at the south door of the Courthouse in Nashville, Davidson County, Tennessee, and, following receipt of all bids made, sold said property to Federal National Mortgage Association for the price of Seventy-Six Thousand Ninety-Seven and 72/100 ($76,097.72) Dollars, this being the highest, best and last bid;

NOW, THEREFORE, for and in consideration of the sum of Seventy-Six Thousand Ninety-Seven and 72/100 ($76,097.72) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, said sum to be applied against the outstanding principle and interest of that certain indebtedness secured by a Deed of Trust of record in Book 5973, Page 375, Register's Office, Davidson County, Tennessee, I, Don L. Smith, Substitute Trustee,

have this day bargained and sold and by these presents do hereby BOOK 5753 PAGE 864 transfer and convey unto Federal National Mortgage Association, their heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, more particularly described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 136 on the Plan of Castlegate, Section 1, of record in Book 4460, page 115, Register's Office for said County.
>
> SAID Lot No. 136 fronts 90 feet on the westerly side of Lake Terrace Drive and extends back 171.39 feet on the southerly line and 171.09 feet on the northerly line to a dead line in the rear, measuring 90 feet thereon.
>
> BEING the same property conveyed to Leon H. Mannings, and wife, Mildred Joann Mannings, by deed from William B. Shaw and wife, Wannee Shaw, of record in Book 5973, page 372, Register's Office for Davidson County, Tennessee.
>
> This is property known as 653 Lake Terrace Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD unto to the said Federal National Mortgage Association, their heirs and assigns, in fee simple, forever, and in bar of all right or equity of redemption. I, the undersigned, as Substitute Trustee, do hereby transfer, assign and set over unto the said Grantee all of the covenants and warranties contained in the aforesaid Deed of Trust and do hereby warrant the title to said property as fully and completely as I am authorized to do as such Substitute Trustee, but no further or otherwise.

This conveyance is subject to any and all taxes assessed against the premises, rights of parties in possession, easements and restrictions of record which may affect title to the premises.

WITNESS MY HAND at Nashville, Tennessee, on this the 2nd day of January, 1986.

Don L. Smith, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Don L. Smith, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 2nd day of January, 1986.

Renee Vaughn
NOTARY PUBLIC

My Commission Expires: 11/7/88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 76,097.72, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John W. Stapp
AFFIANT

Sworn to and subscribed before me on this 2nd day of January, 1986.

Renee Vaughn
NOTARY PUBLIC

My Commission Expires: 11/7/88

FILED 2:04 PM JAN 2 1986
DAVIDSON COUNTY, TN
FELIX Z. WILSON, REGISTER

IDENTIFI REFERENCE

6 5 7 1 4

New Owner for tax bills: _____