This Instrument Prepared By:
John W. Stapp, IV
MANIER, WHITE, HEROD, HOLLABAUGH & SMITH, P.C.
700 Metropolitan Federal Building
Nashville, Tennessee 37219

BOOK 6765 PAGE 346

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust of record in Book 5953, Page 555, Register's Office for Davidson County, Tennessee, CHARLES S. WELLS conveys in trust to PATSI B. GREGORY, 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 July 8, 1985, as recorded in Book 6603, Page 24, 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 November 14, 21, and 28, 1985, fixing as the date of sale the 2nd day of December, 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 the Federal National Mortgage Association for the price of One Hundred Twenty-Two Thousand Seven Hundred Eighteen and 96/100 ($122,718.96) Dollars, this being the highest, best and last bid;

NOW, THEREFORE, for and in consideration of the sum of One Hundred Twenty-Two Thousand Seven Hundred Eighteen and 96/100 ($122,718.96) 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 5953, Page 555, Register's Office, Davidson County, Tennessee, I, Don L. Smith, Substitute Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto the 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:

> Being Lot No. 9 on the Plan of the Resubdivision of Reserve Parcel "A," Century Center Park, of record in Book 5200, Page 422, Register's Office for said County to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Charles S. Wells, III, unmarried, by deed from Calvin L. Tate and wife, Teresa L. Tate, of record in Book 5953, Page 552, Register's Office for Davidson County, Tennessee.
>
> This property is known as Lot 9, Linbar 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 17th 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 17th day of January, 1986.

Lenee 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 $122,718.96, 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 II
AFFIANT

IDENTIFICATION REFERENCE
6.9871
JAN 17 4 04 PM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Sworn to and subscribed before me on this 17th day of January, 1986.

Lenee Vaughn
NOTARY PUBLIC

My Commission Expires: 11/7/88

New Owner for tax bills: Federal National Mortgage Association

R/MISC2-011786