JACKSON: CMM # 17479
FNMA # A10473-07

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

BOOK 6801 PAGE 257

Par/Map No. 108-2-222
Fld. Bk.
~~Parcel~~ No. 3D - 86229
IDENTIFICATION REFERENCE

This is improved property

3217 Lakeford Dr.
Nashville, TN 37214

SEND TAX BILLS TO:

Federal National Mortgage Assn.
100 Peachtree St., N.W.
Atlanta, GA 30303

The actual consideration or value, whichever is greater for this transfer, is $ 58,169.06

William P. Dougan
Affiant

Subscribed and sworn to before me this 10th day of March, 1986.

Ramon A. Nibbs
Notary Public
My Commission Expires: Oct 19th 1986

SUCCESSOR TRUSTEE'S DEED

Whereas, William Lee Jackson and wife, Janette Jackson executed a deed of trust on the 19th day of September, 1983, which was recorded in Book 6144, Page 439, and re-recorded in Book 6194, Page 220, Register's Office of Davidson County, Tennessee conveying to Max B. Ostner, Jr., Trustee, the hereinafter described property to secure payment of a promissory note to James E. McGehee & Company, Inc. 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 6777, Page 315, 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 Monday, March 10, 1986 at the front door of the Court House in Davidson County, Tennessee, at 12:05 P.M.,

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 $58,169.06, and BOOK 6801 PAGE 258

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William 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. 64B on the plan of East Lake Subdivision, Section 3 of record in Plat Book 5200, Page 342 and Site Plan of record in Plat Book 5200, Page 611 Register Office for said County.

BEING the same property conveyed to William Lee Jackson and Janette Jackson, his wife by deed of record in Book 6144, Page 436, Register's Office for said County.

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 under 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 10th day of March, 1986.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of March, 1986, 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 hereunder set my hand and seal.

Ramona Nelms
Notary Public

My Commission Expires:
Oct 19th 1986