This instrument prepared by Steltemeier & Westbrook, 2002 Richard Jones Road, Nashville, TN 37215.

BOX 1.

STATE OF TENNESSEE BOOK 6867 PAGE 776

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $133,196.81.

J. William Lincoln III
Affiant

Subscribed and sworn to before me, this the 22 day of April 1986.

Notary Public

My Commission Expires:
2-21-86

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated June 30, 1982, and recorded in Book 5906, page 234, Register's Office for Davidson County, Tennessee, Linda Fouratt and Shirley Solomon conveyed to Tim N. Taylor, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated February 28, 1986, and recorded in Book 6833, page 858, Register's Office for Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the above mentioned deed of trust nominated and appointed J. William Lincoln, III as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, provisions and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire indebtedness due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested the undersigned Substitute Trustee to sell said property; and

WHEREAS, I, the undersigned Substitute Trustee, did give twenty (20) days' notice of time, place and terms of the sale by an advertisement in three weekly publications in THE NASHVILLE RECORD, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under

the dates of April 24, May 1, and May 8, 1986, stating that on May 22, 1986, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at 12:00 noon, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and all prior liens of record; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, the undersigned Substitute Trustee, offered said property for sale at public outcry and sold said property to Federal National Mortgage Association for $133,196.81, which amount was the highest, best, and last bid.

NOW, THEREFORE, IN CONSIDERATION OF the sum of the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby bargain and sell and by these presents transfer and convey unto the said Federal National Mortgage Association, (hereinafter referred to as Grantee), Grantee's heirs, successors and assigns, the following described property, to-wit:

A certain tract of land in the Second Civil District of Davidson County, Tennessee, described according to a survey by Everett H. Cowan dated January 31, 1974 and further described according to a survey by John Kohl and Company, dated June 24, 1982, as follows: Beginning at a tree on the northerly margin of Smith Springs Road, at the southeast corner of the Charles L. Koellein property, Book 4584, page 357, and being the southwest corner of the property herein described; thence north 14 deg. 4 min. 42 sec. east 325.51 feet along a common boundary line with Charles L. Koellein to a tree; thence north 54 deg. 2 min. 6 sec. west 267.55 feet along a common boundary line with Charles L. Koellein to an iron pin; thence north 7 deg. 59 min. 19 sec. east 87.85 feet to a fence post; thence south 78 deg. 49 min. 13 sec. west 371.56 feet; thence south 3 deg. 1 min. 38 sec. east 614.83 feet to a point in the middle of Old Bell Road; thence north 83 deg. 34 min. 42 sec. west 31.91 feet along the middle of Old Bell Road to a point located in the intersection of Smith Springs Road; thence north 54 deg. 29 min. 27 sec. west

135.60 feet along the northerly margin of Smith Springs Road; thence north 55 deg. 55 min. 22 sec. west 78.22 feet along the northerly margin of Smith Springs Road to the point of beginning, containing 3.05 acres, more or less.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, Grantee's heirs, successors and assigns forever, but subject to said unpaid real estate taxes and all prior liens of record.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 22nd day of May, 1986.

J. William Lincoln III

J. WILLIAM LINCOLN, III
Substitute Trustee

IDENTIFICATION REFERENCE
0 4 3 3 7
MAY 27 2 08 PM 1986
ELLEN C. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, J. William Lincoln, III, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 22 day of May 1986.

Adelaide V. Mickiff

Notary Public

My Commission Expires:
7-27-86

ADELAIDE V. MICKIFF NOTARY PUBLIC AT LARGE STATE OF TENN.