Prepared by Steltemeier & Westbrook, 2002 Richard Jones Road, Nashville, Tennessee 37215

Map 72-14
Par 19 Jr

File 15

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $38,753.83.

J. William Lincoln III
Affiant

Subscribed and sworn to before me, this the 4 day of June 1986.

Danielle V. Midkiff
Notary Public

My Commission Expires:
4-27-86

BOOK 6879 PAGE 673

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated October 28, 1982, and recorded in Book 5966, page 32, Register's Office for Davidson County, Tennessee, Larry J. Lafferty conveyed to Patsi B. Gregory, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated February 17, 1986, and recorded in Book 6838, page 728, 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 May 8, May 15, and May 22, 1986, stating that on June 4, 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 $38,753.83, 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:

Being referred to as parcel 19 on the Plan of the Revised 2nd Subdivision of Part of Lot No. 1, of the Cahal Lands, as recorded in Book 4885, page 133, Register's Office for Davidson County, Tennessee. am

Said Lot fronts 50 feet on the northerly margin of Cahal Avenue and extends back between parallel lines, a distance of 273.50 feet to a dead line in the rear which measures 50 feet thereon.

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 4th day of June, 1986.

J. William Lincoln III

J. WILLIAM LINCOLN, III
Substitute Trustee

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 4 day of June 1986.

Adelaide V. Middleton

Notary Public

ADELAIDE V. MIDDLETON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

7-27-86

08082

IDENTIFICATION REFERENCE

JUN 6 2 44 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN