This Instrument Prepared By:
George E. Mudter, Jr., Attorney
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Send Tax Bills to New Owner(s):
Federal National Mortgage Association
100 Peachtree Street, N.W.
Atlanta, GA 30303

Map: 147-01
Parcel: 40.00
Field Book No.: 06DU2160

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated November 19, 1984, to Thomas F. Baker, IV & Ralph E. Kelly, Trustee, executed by Walter R. Frazier and wife, Rita K. Frazier, as same appears of record in Book 6437, page 878, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Thomas F. Baker, IV and Ralph E. Kelly, as Trustee under said Deed of Trust and has nominated and appointed Marilyn J. Patterson, as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 6915, page 486, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Marilyn J. Patterson, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and she is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on July 17, 1986, and subsequent insertions appearing on July 24, 1986, and July 31, 1986, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on August 12, 1986 at 11:00 o'clock A.M., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Federal National Mortgage Association at and for the sum of NINETY TWO THOUSAND FIVE HUNDRED EIGHTY THREE AND 97/100 ($92,583.97) DOLLARS, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Federal National Mortgage Association, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Marilyn J. Patterson, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Federal National Mortgage Association, its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 452 on the Plan of Caldwell Hall, Section 6, as of record in Book 2900, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Walter R. Frazier and wife, Rita K. Frazier by deed from Clarence William Henig, Jr. and wife, Lily K. Henig of record in Book 6437, page 875, Register's Office for Davidson County, Tennessee.

This is improved property known as 363 Binkley Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Federal National Mortgage Association, its successors and assigns, in fee simple forever, to whom the said Marilyn J. Patterson, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Marilyn J. Patterson, as Substitute Trustee, has executed this instrument on the 18th day of August, 1986.

Marilyn J. Patterson
MARILYN J. PATTERSON,
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marilyn J. Patterson, 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 foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 18th day of August, 1986.

Wanda J Stevens
NOTARY PUBLIC

My commission expires: 7/10/90

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $92,583.97.

Marilyn J. Patterson
Affiant

Sworn to and subscribed before me,
this 18th day of August, 1986.

Wanda J Stevens
Notary Public

My commission expires: 7/10/90

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IDENTIFICATION
Aug 19 3 19 PM '86