JONES, J.

BOOK 7070 PAGE 602

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

Map & Par. 107-5-53

Field Book 2DA-53760

This is improved property at:

719 Patricia Avenue
Nashville, TN 37217

SEND TAX BILLS TO:

Larry R. Swindle
Box 301, South Mt. Juliet Rd.
Mt. Juliet, TN 37122

The actual consideration or value, whichever is greater for this transfer, is $46,645.33.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 15th day of December, 1986.

Elizabeth A. Henderson
Notary Public

My Commission Expires: 5/13/90

NOTARY PUBLIC STATE OF TENNESSEE LARGE

SUCCESSOR TRUSTEE'S DEED

Whereas, Nancy A. Hartley, Unmarried executed a deed of trust on the 23rd day of November, 19 79, which was recorded in Trust Deed Book 5536, Page 534, Register's Office of Davidson County, Tennessee, conveying to Delta Title Company, Trustee, the hereinafter described property to secure payment to National Mortgage Company, a promissory note 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 7038, Page 763, 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 December 15, 1986, at the front door of the Court House in Davidson County, Tennessee, at 12:00 noon, ,

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 Larry R. Swindle, being the highest and best bidder, became the purchaser at the price of $46,645.33, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said Larry R. Swindle, his 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. 172 on the Plan of Bel-Air Subdivision, Sec. II, of record in Book 2900, Page 32 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Joseph P. Jones and wife, Gail L. Jones from Ronaldia Lamb of record in Book 6355, page 111, said Register's Office.

This conveyance is subject to any easements and restrictions of record.

Proceeds of sale to be distributed as follows:

Federal Nat'l Mtg. Assn.	$45,984.33
William P. Dougan, Fcl. Exp.	660.00
R. Lamb, 2nd mtg. holder	1.00
Total	$46,645.33

73337.

IDENTIFICATION REFERENCE

Dec 16 10 38 AM '86

CLERK & MASTER
DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD THE same unto the said Larry R. Swindle, his 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; that the property is conveyed without covenant or warranty, express or implied, by the substitute trustee; 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 15th day of December, 1986.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December, 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.

My Commission Expires:
5/13/90

Elizabeth A. Henderson
Notary Public

NOTARY PUBLIC AT LARGE

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7070 PAGE 604

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

40.00 CONT.
136.03 STTX
.50 RFEE
1.00 MISC
STTX 136.03
7588X127 12/86 ONL .50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73337.

IDENTIFI REFERENCE

Dec 16 10 38 AM '86

FELIX WILSON REGISTER
DAVIDSON COUNTY, TN

No.23312