CHOATE
FNMA # 1-41-834770-1
POPE # 14184

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

BOOK 7116 PAGE 359

MAP/PAR. NO. 60-12-041

FIELD BOOK NO. 12DZ 07960

This is improved property at:

204 Sunset Drive
Nashville, TN 37202

SEND TAX BILLS TO:

Federal National Mortgage Assn.
c/o Pope Mortgage Co.
P.O. Box 17127
Memphis, TN 38187-0127

The actual consideration or value, whichever is greater for this transfer, is $36,673.94.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 24th day of February, 1987.

Elizabeth A. Henderson
Notary Public

My Commission Expires: 5/13/90

NOTARY PUBLIC STATE AT LARGE TENNESSEE ELIZABETH A. HENDERSON

SUCCESSOR TRUSTEE'S DEED

Whereas, BERT W. CHOATE and wife, BRENDA O. CHOATE executed a deed of trust on the 31st day of January, 1980, which was recorded in Trust Deed Book 5562, Page 288, Register's Office of Davidson County, Tennessee, conveying to Douglas R. Berry, Trustee, the hereinafter described property to secure payment to First Investment 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 6968, Page 818, 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 February 23, 1987 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 Federal National Mortgage Association, being the highest and best bidder, became the purchaser at the price of $36,673.94, and

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 Lots No. 25, 26 & 27 of Block C, on the Plan of Highland Park Subdivision, of record in Book 974, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Bert W. Choate and wife, Brenda O. Choate by deed from Ruth Tyler, of record in Book 5562, page 285, Register's Office for Davidson County, Tennessee.

96942

IDENTIFICATION REFERENCE

FEB 25 8 34 AM '87

FELIX Z. HILSMAN REGISTER
DAVIDSON COUNTY, TN

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; 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 24th day of February, 19 87.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of February, 19 87, 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 P. HENDERSON
NOTARY PUBLIC
AT LARGE

Elizabeth P. Henderson
Notary Public