Name and address of new owner:

Federal National Mortgage Association
950 East Paces Ferry Road
Atlanta, GA 30326-1161

Send tax bills to: Same

Prepared by:

D.W. McMackin
McMackin, Garfinkle & McLemore
219 Fifth Avenue North
Nashville, TN 37219

75-12-29
4D67899

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated August 29, 1983, and recorded in Book 6125, page 175, re-recorded in Book 6126, page 713, and re-recorded in Book 6136, page 237, Register's Office, Davidson County, Tennessee, Gary L. Nelson and wife, Robbie Jean Nelson, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated August 24, 1987, and recorded in Book 7341, page 102, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

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

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness, and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 20 days notice of the 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 September 10, 17 and 24, 1987, stating that on October 2, 1987, at 12:00 noon at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from equity of redemption, homestead, dower, and all other exemptions which are expressely waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Federal National Mortgage Association, for $98,985.47, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND 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, D.W. McMackin, 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), its successors and assigns, the following described property, to-wit:

Land in Davidson County, Tennessee, being Lot No. 359 on the plan of Section 3, Highlands of Tulip Grove, of record in Book 4675, page 140, Register's Office for said County.

Said Lot No. 359 fronts 97.65 feet on the southeasterly margin of Belgium Drive and extends back 251.67 feet on the northeasterly line and 243.44 feet on the southwesterly line to a dead line in the rear, measuring 38.23 feet thereon.

Being the same property conveyed to Gary L. Nelson and wife, Robbie Jean Nelson, by deed from Ruffner Simmons, Gary Nelson and Stephen R. Joselyn, of record in Book 6125, page 172, Register's Office, Davidson County, Tennessee.

This is improved property located at 616 Belgium Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever, but subject to said real estate taxes.

WITNESS my hand on this 2nd day of October, 1987.

D.W. McMackin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 2nd day of October, 1987.

Notary Public

My commission expires:
October 24 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $98,985.47.

Affiant

Subscribed and sworn to before me, this 2nd day of October, 1987.

Notary Public

My commission expires:
Oct. 24 1988

70906

IDENTIFICATION REFERENCE

Oct 2 12 04 PM '87

DAVIDSON COUNTY, TN