Box 51

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, NW
Atlanta, GA 30303

BOOK 7520 PAGE 648

Map 92-1
Parcel 5

SUBSTITUTE TRUSTEE'S DEED 6006 04/19 0101 03CHECK 6.00

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 May 28, 1981, to Thomas F. Baker, IV, and Ralph E. Kelly, Trustee, executed by John W. May, as same appears of record in Book 5751, page 221, 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 Jean Patterson, as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 7487, page 628, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Marilyn Jean 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 March 17, 1988, and subsequent insertions appearing on March 24, 1988, and March 31, 1988, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on April 12, 1988, at 11:10 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 Fifty Thousand Five Hundred Ten and 38/100 ($50,510.38) 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 Jean 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. 38 on the Map of Hobson's Addition of Edgefield of record in Plan Book 1, page 57, Chancery Court at Nashville, and of record in Book 21, page 72, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to T.J. Properties, a partnership composed of W. D. Jenkins and Hugh Trigg by deed from John W. May and wife, Martha A. May of record in Book 6723, page 916, Register's Office for Davidson County, Tennessee.

This is improved property known as 604 South 11th Street, Nashville, Tennessee 37205.

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 Jean 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 Jean Patterson, as Substitute Trustee, has executed this instrument on the 18th day of April, 1988.

Marilyn Jean Patterson
MARILYN JEAN 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 Jean 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 she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 18th day of April, 1988.

Betty L. Morris
NOTARY PUBLIC

My commission expires: 1-21-1990

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 $50,510.38.

Marilyn Jean Patterson
Affiant

Sworn to and subscribed before me,
this 18th day of April, 1988.

Betty L. Morris
Notary Public

My commission expires: 1-21-1990

22693

IDENTIFICATION REFERENCE

Apr 19 12 50 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

860MJP#4-04/13/88-156