Box 38 MJP

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: 82-08
Parcel: 234

SUBSTITUTE TRUSTEE'S DEED

BOOK 7541 PAGE 599

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 September 17, 1980, to Ralph E. Kelly and Thomas F. Baker, IV, Trustees, executed by Arthur I. Rankin and wife, Betty L. Rankin, as same appears of record in Book 5654, page 108, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Ralph E. Kelly and Thomas F. Baker, IV, as Trustees 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 6841, page 708, 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 March 24, 1988, and subsequent insertions appearing on March 31, 1988, and April 7, 1988, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on May 10, 1988, 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 Twenty-four Thousand Three Hundred Sixty-seven and No/100 ($24,367.00) 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:

> Being Lot No. 21 on the Plan of McNish's Subdivision of the J. W. McFerrin 6 1/4-acre tract as of record in Book 57, page 129, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Arthur I. Rankin and wife, Betty L. Rankin by deed from Frank Gibson, Sr. of record in Book 5654, page 105, said Register's Office.

This is improved property known as 712 Hart Street, Nashville, Tennessee 37210.

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 10th day of May, 1988.

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 she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 10th day of May, 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 $24,367.00.

Marilyn J. Patterson
Affiant

Sworn to and subscribed before me,
this 10th day of May, 1988.

Betty L Morris
Notary Public

My commission expires: 1-21-1990

IDENTIFICATION REFERENCE

29663

MAY 11 3 51 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

860MJP 5-05/10/88-173