Name and address of new owner:

National Mortgage Company
4041 Knight Arnold Road
Memphis, TN 38118

Send tax bills:

Same

Prepared by:

D.W. McMackin
219 Fifth Avenue, N.
Nashville, TN 37217-2758

53-12-28
LW08560

TRUSTEE'S DEED

BOOK 7562 PAGE 46

WHEREAS, under a Deed of Trust dated November 24, 1980, and recorded in Book 5683, page 358, Register's Office, Davidson County, Tennessee, John T. Duncan, Jr. and wife, Bernice A. Duncan, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated April 25, 1988, and recorded in Book 7530, page 126, 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 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 twenty 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 May 12, 19 and 26, 1988, stating that on June 3, 1988, at 12:30 p.m. 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 the equity of redemption, homestead, dower, and all other exemptions which are expressly 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 National Mortgage Company for $29,935.73, 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 National Mortgage Company (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 30, Block "C" on the plan of Map No. 3 of Life & Casualty Insurance Co., property at Old Hickory, of record in Book 974, page 11, Register's Office for said County.

SAID Lot No. 30 fronts 60.0 feet on the southwesterly margin of Hamblen Avenue and extends back between parallel lines 175.0 feet to a dead line.

Being the same property conveyed to John T. Duncan, Jr. and wife, Bernice A. Duncan, by deed from Moon Landrieu, Secretary of Housing and Urban Development, of record in Book 5683, page 355, Register's Office, Davidson County, Tennessee.

This is improved property located at 116 Hamblen Avenue, Old Hickory, TN 37138.

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.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 3rd day of June, 1988.

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, TN, on this the 3rd day of June, 1988.

Jean Catherine Lillard
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11/10/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

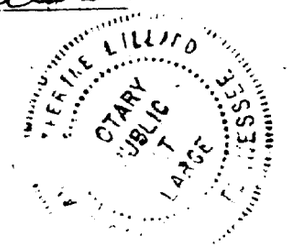
The actual consideration or value, whichever is greater, for this transfer is $29,935.73.

D.W. McMackin
Affiant

Subscribed and sworn before me, this 3rd day of June, 1988.

Notary Public

My Commission Expires: 11/10/91



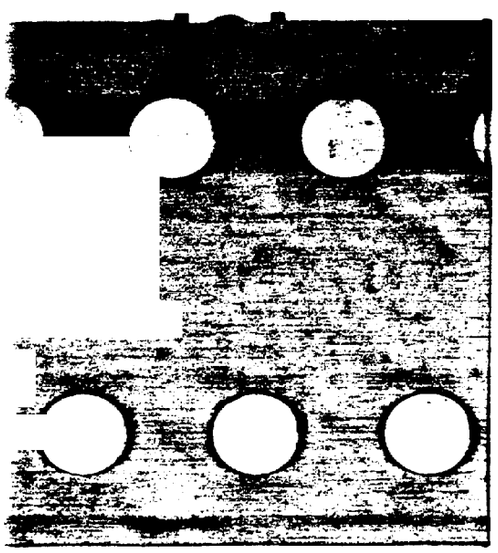
1266 06/03 0101 03CHECK 93.22

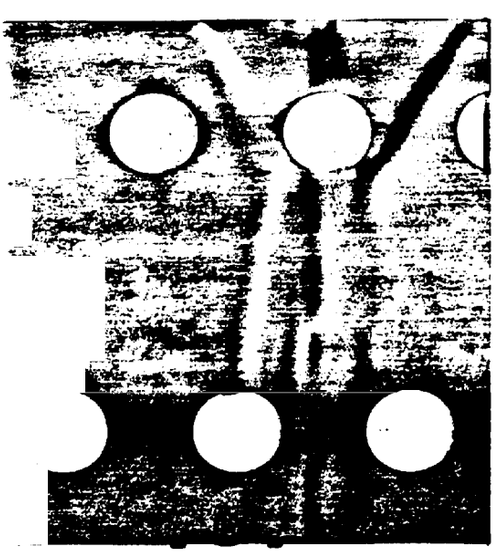
36448

IDENTIFICATION REFERENCE

JUN 3 12 30 PM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7562 PAGE 49

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	29935.73
CON TX	83.72
PRFEE	0.50
WDEED	9.00
TOTAL	93.22
CHECK	93.22

06/07/88 01 12:32 0001 1266

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36448

IDENTIFICATION REFERENCE

JUN 3 12 30 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98158