Tennessee

Cordell McBroom
Lomas #09-41-43747

Map 76-1
Par 122
Js

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 28, 1985, and recorded in Book 6597, Page 990 in the Register's Office of Davidson County, Tennessee, Cordell H. McBroom and wife, Sandra L. McBroom, conveyed to Jess Hay, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 7711, Page 864 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on the 10th day of January, 1989, at the main (south) door of the Courthouse of Nashville, Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Federal National Mortgage Association, a corporation whose address is Federal National Mortgage Association, a corporation organized under an Act of Congress and existing pursuant to the Federal National Mortgage Association Charter Act, having its home office in the City of Washington, District of Columbia being the highest and best bidder, became the purchaser of said property at and for the sum of Forty Thousand One Hundred Sixty-Two and 50/100 Dollars; 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 the sale, the balance being applied upon said indebtedness for which 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 payment is hereby acknowledged, the undersigned, Arnold M. Weiss, 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, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 97B on the plan of Zone Lot Division Lots No. 96 & 97 Tulip Grove Woods, Phase 1, of record in Book 6250, page 506, Register's Office for said County.

Said Lot No. 97B fronts 42.66 feet on the northerly margin of Debbie Drive and extends back 122.29 feet on the westerly line and 133.91 feet on the easterly line to a dead line in the rear, measuring 45.91 feet thereon.

Cordell H. McBroom and wife, Sandra L. McBroom obtained title to the above captioned real estate by Deed of Record in Book 6597, Page 990, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

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 Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	$ 6.00
Publication Expense	247.50
Attorney Fees and Trustee's Fees	500.00
Credit on Note	39,409.00
	$40,162.50

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 10th day of January, 1989.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 10th day of January, 1989, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES MAY 16, 1991

NOTARY PUBLIC DIXIE K. PETSCH SHELBY TENN.

State Tax $
Clerk's Fee $
TOTAL $

PROPERTY ADDRESS
502 Debbie Drive
Hermitage, Tennessee

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Federal National Mortgage Association
c/o Lomas Mortgage USA, Inc.
P.O. Box 226407
Dallas, Texas 75222

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

RUSH

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

JAN 10 10 22 AM '89

IDENTIFICATION REFERENCE

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