This Instrument Prepared By:
George E. Mudter, Jr., Attorney
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
Federal National Mortgage Association
100 Peachtree Street, N.W.
Atlanta, GA 30303

Map 134-13 Group — Parcel 205

SUBSTITUTE TRUSTEE'S DEED

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 August 29, 1984, to J. G. Palmer, Trustee, executed by Charles H. Hubbard, as same appears of record in Book 6373, page 907, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed J. G. Palmer, 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 7764, page 747, 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 February 9, 1989, and subsequent insertions appearing on February 16, 1989, and February 23, 1989, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on March 8, 1989, 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 SIXTY-SEVEN THOUSAND FOUR HUNDRED EIGHT AND 95/100 DOLLARS ($67,408.95) 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 part of Lot No. 319 on the plan of Hillbrook, Section 5, as of record in Book 3700, page 73 Register's Office for said County, excluded therefrom is that property conveyed to Metropolitan Government of Nashville and Davidson County be deed of record in Book 4099, page 429, Register's Office for said County. Said parcel is described according to survey of John Kohl, dated August 23, 1984, as follows:
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> Beginning in the northerly margin of Tampa Drive at the common front corner of said Lot 319 and Lot 320 in said subdivision, thence with the common line of said Lots 319 and 320, northeastwardly 273.9 feet to a point; thence northwardly with the rear line of said Lot 19, 12.66 feet to a point in the line of property conveyed to Metropolitan Government in Book 4099, page 429, said Register's Office then westwardly 272.07 feet with the line of the Metropolitan Government property to a point in the curve connecting the rights of way of Tampa Drive and Harding Place; thence around said curve 15.8 feet to a point; thence southeastwardly along the margin of Tampa Drive, 78.09 feet to the point of beginning.
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> Being the same property conveyed to Charles H. Hubbard by deed from Sellers S. Crain, Jr., and wife, Wanda Sue Crain of record in Book 6373, page 904, Register's Office for Davidson County, Tennessee

This is improved property known as 3666 Tampa Drive, Nashville, Tennessee 37211.

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 13th day of March, 1989.

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 13th day of March, 1989.

Barbara F. Patterson
NOTARY PUBLIC

My commission expires: May 13, 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 $67,408.95.

Marilyn Jean Patterson
Affiant

Sworn to and subscribed before me, this 13th day of March 1989.

Barbara F. Patterson
Notary Public

My commission expires: May 13, 1990

16288

IDENTIFICATION

Mar 14 3 14 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

$5.00 STATE TAX
$2.00 CLERK
$.00 RECORDING

MJP0309892