Name and address of new owner:	Send tax bills:	Prepared by:
National Mortgage Company 4041 Knight Arnold Road Memphis, TN 38118	Same	D.W. McMackin 219 Fifth Ave, N. Nashville, TN 37219

72-03-313
15DZ09390

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated November 12, 1985, and recorded in Book 6710, page 342, Register's Office, Davidson County, Tennessee, Sunny B. Ufegbu and wife, Brenda K. Ufegbu, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated March 20, 1989, and recorded in Book 7799, page 483, 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 21 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 4, 11 and 18, 1989, stating that on May 26, 1989, at 12:20 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 $33,193.00, 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 the west one-half of Lot No. 69 on the Map of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly side of Shelton Avenue, and runs back between parallel lines 189.75 feet to a dead line.

Being the same property conveyed to Sunny B. Ufegbu and wife, Brenda K. Ufegbu, by deed from Thomas Benton Phillips and wife, LaWanda VaLinda Phillips, of record in Book 6710, page 339, Register's Office, Davidson County, Tennessee.

This is improved property located at 1223 1/2 Shelton Avenue, Nashville, TN 37216.

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 26th day of May, 1989.

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 26th day of May, 1989.

Notary Public

My Commission Expires: 11/10/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $33,193.00.

Affiant

Subscribed and sworn before me, this 26th day of May, 1989.

Notary Public

My Commission Expires: 11/10/91

1667 06/05 12:01 TAX ESK

JUN 5 12 33 PM '89

38362



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7856 PAGE 746

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

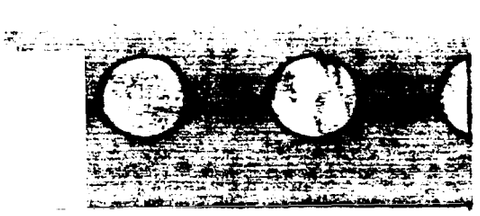
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 33196.00
CON TX 109.56
PRFEE 0.50
WDEED 9.00
TOTAL 119.06
CHECK 119.06

06/05/89 01 12:36 0001 1687

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



38362

JUN 5 12 33 PM '89

No. 216023