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ADDRESS OF NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY
Federal National Mortgage Assoc. c/o Old Stone Credit Corp. P. O. Box 53077 Jacksonville, Florida 32201-3077	Same	D. Ronald Ingram 405 Two Mile Pike Goodlettsville, TN 37072

mail

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 26, 1984 of record in Book 6349, Page 955, Register's Office for Davidson County, Tennessee, Lafayette Howell and Beverly D. Howell, his wife, conveyed certain real property therein described to D. Ronald Ingram, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, said Deed of Trust contains a power in the Trustee to sell the hereinafter described property in the event of default upon the indebtedness secured thereby; and

WHEREAS, the indebtedness described in said Deed of Trust has not been paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and current holder of the indebtedness secured by said Deed of Trust, the Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in the Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on May 25, 1989, and thereafter on June 1, 1989, and on June 8, 1989, which notice of sale advertised the sale of the property hereinafter described for Thursday, June 15, 1989, at 1:00 P.M.; and

WHEREAS, on June 15, 1989 at 1:00 P.M., at the South door of the Davidson County Courthouse in Nashville, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of the equity of redemption and all other legal rights of the Grantor of said Deed of Trust, as provided therein, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Trustee having received a bid of Twenty-Seven Thousand Four Hundred Five and 33/100 Dollars, ($27,405.33), subject to the first mortgage from an agent of the lawful owner and current holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged.

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, D. Ronald Ingram, Trustee, does hereby bargain, sell, transfer and convey unto Federal National Mortgage Association, its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

BEING the southwesterly 75 feet of Lot No. 59 on the Plan of Hailey's Subdivision of part of Block 5 of T. T. Shegog's Subdivision at Bordeaux, as of record in Book 547, page 155, Register's Office for Davidson County, Tennessee, and also being shown as Lot Nos. 11, 12, and 13 of Block A on the Plan of unrecorded subdivision of certain lots in Hailey's Subdivision.

Said part of Lot No. 59 or Lots Nos. 11, 12, and 13, front together 75 feet on the southeasterly side of Hailey Avenue and run back between lines 168.4 feet on the southwesterly line, to Lot No. 11 and 164.8 feet, more or less, on the

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northeasterly line of Lot No. 13, to a dead line in the rear.

This is improved property known as 1812 Hailey Avenue, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

I, D. Ronald Ingram, as Trustee, do hereby transfer, assign and set over unto said Federal National Mortage Association, its successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS MY HAND AS Trustee on this the 16th day of June, 1989.

D. Ronald Ingram
D. Ronald Ingram
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nancy W. Lowe, a Notary Public in and for said County and State, the within named D. Ronald Ingram, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 16th day of June, 1989.

Nancy W. Lowe
Notary Public

My commission expires: 5-20-92

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $35,000.00.

D. Ronald Ingram
Affiant

Sworn to and subscribed before me this 16th day of June, 1989.

Nancy W. Lowe
Notary Public

My commission expires: 5-20-92

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7869 PAGE 176

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 35000.00
				CON TX 115.50
				PRFEE 0.50
				WDEED 6.00
				TOTAL 122.00
				CHECK 122.00

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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No. 221131