Bk 7945 Pg 5

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 92-06
Parcel 564

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 July 9, 1982, to J. G. Palmer, Trustee, executed by Dukes, Dukes & Ledford, a partnership composed of Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford, as same appears of record in Book 5910, page 331, 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 7907, page 778, 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 August 17, 1989, and subsequent insertions appearing on August 24, 1989, and August 31, 1989, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on September 20, 1989, at 11:10 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 TWENTY THOUSAND NINE HUNDRED FORTY AND 62/100 DOLLARS ($20,940.62), 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 Lot No. 17 on the plan of J. W. Turner Subdivision of Lot 21-Boyd McNairy Plan, of record in Book 57, page 129, Register's Office for said County.
>
> SAID Lot No. 17 fronts 50.0 feet on the easterly margin of 27th Avenue North, formerly Lena Avenue and extends back between parallel lines 184 feet to a dead line.
>
> BEING part of the same property conveyed to Dukes, Dukes, and Ledford, a partnership composed of Glenn G. Dukes, Buddy R. Dukes, and Thomas E. Ledford by Quitclaim Deed from Glenn G. Dukes and Buddy R. Dukes of record in Book 5830, page 956, Register's Office for Davidson County, Tennessee.

This is improved property known as 720 27th Avenue North, Nashville, TN 37208.

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 22nd day of September, 1989.

Marilyn Jean Patterson
MARILYN JEAN PATTERSON
SUBSTITUTE TRUSTEE

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 $20,940.62.

Marilyn Jean Patterson
Affiant

Sworn to and subscribed before me, this 20th day of September, 1989.

Notary Public

My commission expires: 8/16/93

68679

IDENTIFICATION REFERENCE

SEP 25 8 52 AM '89

DAVIDSON COUNTY, TN

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