TRUSTEE'S DEED

THIS INDENTURE, made this 1st day of December, 1989, by and between CHARLES CHILD, Substitute Trustee, of Knoxville, Tennessee, Party of the First Part, and FEDERAL NATIONAL MORTGAGE ASSOCIATION, Party of the Second Part.

WITNESSETH: BOOK 7996 PAGE 484

That, WHEREAS, on the 30th day of March, 1979, Roger A. Lawton and wife, Jacqueline S. Lawton, executed a Deed of Trust to J. C. Rencarge, Trustee, to secure a Promissory Note in the original amount of $39,150.00, the same being payable to Exchange Bond and Mortgage Corporation, said note being payable in monthly installments as set forth in the Deed of Trust which is of record in the Register's Office of Davidson County, Tennessee, in Trust Book 5413, Page 252, et seq., to which reference is here made; and

WHEREAS, the owner and holder of said indebtedness did appoint Charles Child, Party of the First Part, as Substitute Trustee, by indenture recorded on the 21st day of October, 1988, in the Register's Office of Davidson County, Tennessee, wherein the original Deed of Trust referred to conveyed the following described property; to-wit:

Land in Davidson County, Tennessee, being Lot No. 719 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, page 79, Register's Office for Davidson County, Tennessee,

Said Lot No. 719 fronts 80 feet on the northwesterly margin of Doverside Drive and runs back between parallel lines 140 feet.

Being the same property conveyed to Roger A. Lawton and wife, Jacqueline S. Lawton by deed from Jerry C. Wall and wife, Ronnie W. Wall, of record in the Register's Office of Davidson County, Tennessee.

WHEREAS, the same was not paid and the owner and holder of said indebtedness declared the entire amount due and payable and default was made therein and thereupon, at the request of the beneficiary of said Trust, the party of the first part as Substitute Trustee, did advertise the said property as in said Trust provided in a weekly newspaper published in Davidson County, Tennessee; to-wit: The Nashville Record, giving the time, place and terms of sale, and

WHEREAS, on the 1st day of December, 1989, at 12:00 noon at the Front Court House Door of Davidson County, Tennessee, in Nashville, Davidson County, Tennessee, (the time and place fixed) the said property was offered for sale at public auction for sale for cash in hand in bar of the equity of redemption as provided in said Trust, and being cried at a reasonable time, was finally struck off to the party of the second part hereto at its bid of $ 55,893.48 being the highest and best bidder, which sum was in hand and then applied to said Deed as directed and provided.

PREPARED BY:
Charles H. Child
P. O. Box 219
Knoxville, TN 37901

Mail

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Lomas Mortgage USA, Inc.
(NAME OF PERSON OR AGENCY)
1600 Viceroy Drive
Dallas Texas 75222-6407
(ADDRESS OF ABOVE PARTY)

PROPERTY OWNER:
Lomas Mortgage USA, Inc.
1600 Viceroy Drive
Dallas, Texas 75222-6407

MORTGAGEE:
- NONE -

NOW THEREFORE, in consideration of the premises and the sum sold for said bid and paid, the party of the first part hereto as Substitute Trustee does hereby bargain, sell, transfer and convey unto the party of the second part the parcel or lot of land hereinbefore described to have and to hold the same together with all hereditaments, improvements, building easements, appurtenances hereto and appertaining as an inheritance in fee, free of all rights and equities of redemption and the makers of the Trust Deed and all persons claiming through or under them. The party of the first part covenants as Substitute Trustee he is lawfully seized of said property, has good right to convey and will and does warrant to the party of the second part, his heirs and assigns, the title to said property against all persons claiming by, through and under the party of the first part, but no further otherwise.

WITNESSETH the hand of the party of the first part the day and year first above written.

Charles Child
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
) ss.
COUNTY OF KNOX)

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Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, CHARLES CHILD, Substitute Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledges that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Knoxville, Tennessee, this 1st day of December, 1989.

Linda J. Webb
Notary Public
My Commission Expires: 1-23-91.

LINDA J. WEBB NOTARY PUBLIC KNOX CO. TENN.

86303

IDENTIF. REFERENCE

Dec 1 1 32 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

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