Name and address of new owner:
National Mortgage Company
4041 Knight Arnold Road
Memphis, TN 38118

Send tax bills:
Same

Prepared by:
David W. McMackin
McMACKIN, GARFINKLE, McLEMORE & WALKER
P.O. Box 2758
Nashville, TN 37219-2758

72-09-399
15DAOZ605

mail

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated February 28, 1986, recorded in Book 6797, page 541, Register's Office, Davidson County, Tennessee, Ramon Coleman and wife, Kharla Coleman, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated December 21, 1989, and recorded in Book 8023, page 54, 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 January 25 and February 1 and 8, 1990, stating that on February 16, 1990, at 12:10 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 D.W. McMackin for $56,936.84, 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 Lot No. 55 on the Plan of Irvington as of record in Book 843, page 60, Register's Office for said County.
>
> Said Lot No. 55 fronts 60 feet on the northerly side of Carolyn Avenue and runs back between parallel lines 175 feet to a dead line in the rear on which it measures 60 feet.
>
> Being the same property conveyed to Ramon Coleman and wife, Kharla Coleman, by deed from Wanda J. Williams and Nancy Rogers, of record in Book 6796, page 538, Register's Office, Davidson County, TN.
>
> This is improved property located at 1011 Carolyn 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 16th day of February, 1990.

D.W. McMackin
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, Tennessee, on this the 16th day of February, 1990.

Camille K. Wilder
Notary Public

My Commission Expires: October 9, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $56,936.84.

D.W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn before me, this 16th day of February, 1990.

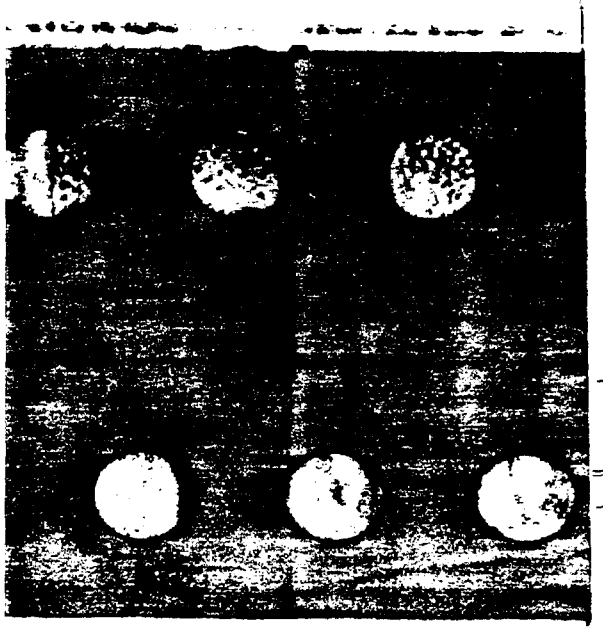
Camille K. Wilder
Notary Public

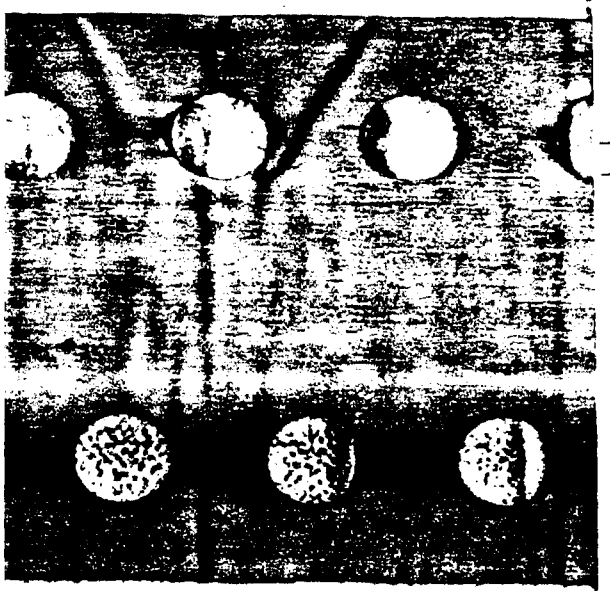
My Commission Expires: October 9, 1991

04856

RECEIVED FOR REFERENCE
FEB 20 1 30 PM '90
FELIX DAVIDSON COUNTY TN.

4949 02/20 0101 03CHECK 197.77





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

RECEIVED OF _____

FOR _____

BOOK 8048 PAGE 481

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	56936.84
			CON TX	187.77
			PRFEE	1.00
			WDEED	9.00
			TOTAL	197.77
			CHECK	197.77

02/20/90 01 13:30 0001 4049

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04856

INCENTIVE - TREFERENCE

Feb 20 1 30 PM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 294033