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
950 E. Paces Ferry Road
Atlanta, GA 30326-1161

Map 85-13
Parcel 55

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 April 18, 1983, to J. G. Palmer, Trustee, executed by Frances Virginia Rhodes and J. Kenneth Rhodes, as same appears of record in Book 6041, page 511, 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 8027, page 843, 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 January 25, 1990, and subsequent insertions appearing on February 1, 1990, and February 8, 1990, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on February 22, 1990, 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 FORTY THOUSAND EIGHT HUNDRED SEVENTY-FOUR AND 45/100 ($40,874.45) DOLLARS, 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 a part of Lot No. 8 on the Plan of Real Estate of Jere Bowen, deceased, of record in Plan Book 2, page 134, Chancery Court at Nashville and according to a survey made by R. L. Montoya-Land Surveying November 17, 1976 and described as follows:
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> Beginning at an iron pin located in the southwest corner of this described tract and being 414 feet more or less north of the center line of Old Lebanon Road; thence North 8° 30' East 158.5 feet to an iron pin; thence along the north line of this tract South 74° 45' East 218.0 feet to an iron pin located in the west margin of a private road; thence, along said line South 20° 45' West 200.0 feet to an iron pin; thence, leaving the west margin of a private road along the south line of this tract North 61° 43' West 184.96 feet to the point of beginning, containing 35,493 square feet (0.82 acres), more or less.
>
> Being the same property conveyed to Frances Virginia Rhodes and husband, J. Kenneth Rhodes, by deed from Gordon E. Morrow, Jr. and wife, Tammy L. Morrow of record in Book 6041, page 508, Register's Office for Davidson County, Tennessee.

This is improved property known as 116 Benson Road, Nashville, Tennessee 37214.

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 23rd day of February, 1990.

Marilyn Jean Patterson
MARILYN JEAN PATTERSON
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marilyn Jean Patterson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 23rd day of February, 1990.

Brenda G. Bentley
NOTARY PUBLIC

My commission expires: 5/13/90

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 $40,874.45.

Marilyn Jean Patterson
Affiant

Sworn to and subscribed before me,
this 23rd day of February, 1990.

Brenda G. Bentley
Notary Public

My commission expires: 5/13/90

06265

IDENTIF. TREFERENCE

FEB 26 11 35 AM '90

DAVIDSON COUNTY Tn.

5703 02/26 0101 03CHECK

9.00

S:MJP0223901.WP