Name and address of new owner:
Federal National Mortgage Association
950 East Paces Ferry Road
Atlanta, GA 30326-761

Send tax bills:
Same

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

83-04-268
15DA38118

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated August 23, 1985, recorded in Book 6644, page 174, Register's Office, Davidson County, Tennessee, Calvin L. Tate and wife, Teresa L. Tate, and Michael B. Malone and wife, Sherry Malone, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated October 23, 1989, and recorded in Book 7973, page 889, 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 20 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 May 3, 10 and 17, 1990, stating that on May 25, 1990, at 12:20 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 Federal National Mortgage Association for $55,978.08, 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 Federal National Mortgage Association (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 12 on the plan of Rosebank Terrace, Section II, of record in Book 5210, page 31, Register's Office for said County.
>
> SAID Lot No. 12 fronts 59 feet on the northerly margin of Solon Drive and extends back 141.60 feet on the easterly line and 156.07 feet on the westerly line to a broken line in the rear, measuring 78.96 feet thereon.
>
> BEING part of the same property conveyed to Calvin L. Tate by deed from Margie L. Williams, a single person and surviving tenant by the entirety, of record in Book 6231, page 989, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 2616 Solon Drive, Nashville, TN 37206.

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 25th day of May, 1990.

D.W. McMackin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

5293 05/29 0101 03CHECK 9.00

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 25th day of May, 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 $55,978.08.

D.W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn before me, this 25th day of May, 1990.

Camille K. Wilder
Notary Public

My Commission Expires: October 9, 1991

29303

IDENTIF. TREFERENCE

MAY 29 12 29 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

RUSH