Tate and Malone
Loan No. 128280

Name and address of new owner:
Federal National Mortgage Association
950 East Paces Ferry Road
Atlanta, GA 30326-1161

Send tax bills:
Same

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

41-16-65
12D87062

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated August 23, 1985, recorded in Book 6650, page 768, 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 June 18, 1990, and recorded in Book 8139, page 701, 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 June 21, 28 and July 5,

1990, stating that on July 13, 1990, at 12:30 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 $142,994.52, 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. 4 on the plan of Belleshire Estates, Section 2, Resubdivision Part of Lot No. 4, of record in Book 6050, page 22, Register's Office for said County.
>
> SAID Lot No. 4 fronts 102.67 feet on the southerly margin of Westchester Drive and extends back 109.00 feet on the easterly line and 109.00 feet on the westerly line to a dead line in the rear, measuring 101.58 feet thereon.
>
> BEING part of the same property conveyed to Calvin L. Tate and Michael B. Malone by deed from Sam B. Flatt and wife, Evelyn V. Flatt, of record in Book 6236, page 850, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Billie W. Rickles, Calvin L. Tate and Michael B. Malone by quitclaim deed from Calvin L. Tate and wife, Teresa Tate, and Michael B. Malone and wife, Sherry Malone, of record in Book 7769, page 819, Register's Office, Davidson County, TN.

This is improved property located at 1101 (A-D) Westchester Drive, Nashville, TN 37207.

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 13th day of July, 1990.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

1991 07/20 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 13th day of July, 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 $142,994.52.

Affiant

Subscribed and sworn before me, this 13th day of July, 1990.

Camille K. Wilder
Notary Public

My Commission Expires: October 9, 1991

43011

FILED FOR REFERENCE
Jul 20 11 49 AM '90