Michael D. Craddock
Loan No. 422990

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

44-05-35
4D38075

mail

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated July 21, 1988, recorded in Book 7608, page 220, Register's Office, Davidson County, Tennessee, Melody S. Saarinen, unmarried, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated December 12, 1990, and recorded in Book 8269, page 702, 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 17, 24 and 31, 1991, stating that on February 8, 1991, 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 National Mortgage Company for $56,731.98, 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 the 4th Civil District of Davidson County, Tennessee, being the westerly 29 feet of Lot No. 55 and the easterly 42 feet of Lot No. 54 on the Plan of Scenic View, not of record, being called "DD" on a resubdivision of certain lots and described from a survey of James L. Murphy, Jr., dated June 2, 1959, as follows:
>
> Beginning at a point in the southwesterly margin of Keeton Avenue, at a point 29 feet southeast of the common corner of Lots 54 and 55; thence S 43 deg. W. 165 feet to a point in the line between Lots 55 and 72; thence along the line between said Lots 55, 72, 71 and 54, N 46 deg. 10' W 71 feet to a point; thence N 43 deg. 59' E 165 feet to a point in the southwesterly margin of Keeton Avenue; thence with the margin of said Avenue, S 46 deg. 10' E 71 feet to the point of beginning.
>
> Being the same property conveyed to Michael D. Craddock by deed from Melody S. Saarinen, unmarried, of record in Book 7945, page 969, Register's Office, Davidson County, TN.

This is improved property located at 326 Keaton Avenue, Old Hickory, TN 37138.

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 8th day of February, 1991.

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 8th day of February, 1991.

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 $56,731.98.

D.W. McMackin
Affiant Substitute Trustee

Subscribed and sworn before me, this 8th day of February, 1991.

Camille K. Wilder
Notary Public

My Commission Expires: October 9, 1991

91954

IDENTIF. TREFERENCE

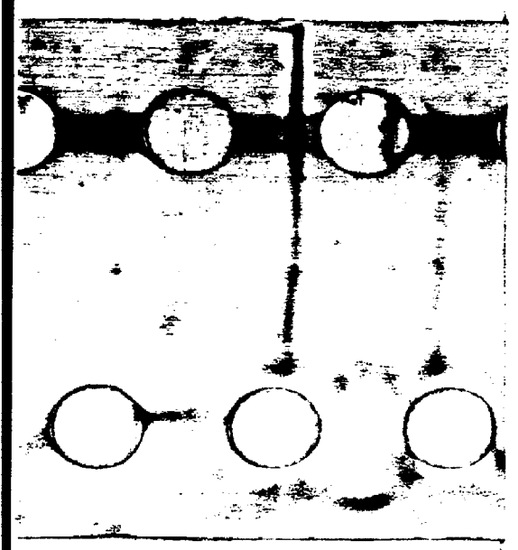
FEB 11 3 38 PM '91

FELIX Z. ... REGISTER
DAVIDSON COUNTY TN.

5795 02/11 0101 03CHECK 197.11

OFFICIAL RECEIPT

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



RECEIVED OF _____

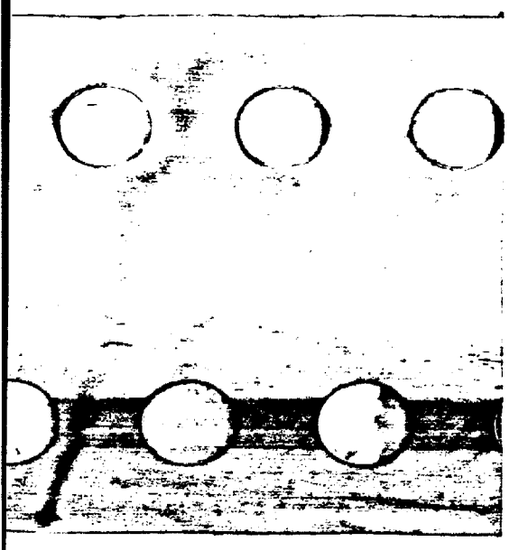
FOR _____

BOOK 8290 PAGE 718

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 56731.98
				CON TX 187.11
				PRFEE 1.00
				WDEED 9.00
				TOTAL 197.11
				CHECK 197.11

02/11/91 01 15:37 0001 5795



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91954

IDENTIF. REFERENCE

FEB 11 3 38 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 396114