Bck 35 MTP

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

Map: 71-12
Parcel: 316

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 January 27, 1984, to Thomas F. Baker, IV and Ralph E. Kelly, Trustee, executed by Talmadge Terry Heyward, as same appears of record in Book 6224, page 805, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Thomas F. Baker, IV and Ralph E. Kelly, as Trustee under said Deed of Trust and has nominated and appointed Marilyn J. Patterson as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 7324, page 725, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Marilyn J. 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 February 21, 1991, and subsequent insertions appearing on February 28, 1991, and March 7, 1991, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on March 15, 1991 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 Seventy Two Thousand Seventeen and 40/100 ($72,017.40) 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 J. 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 part of Lot No. 5 on the Plan of the William White Lands, as of record in Plan Book 1, page 115, Chancery Court at Nashville, described according to a survey made by Southern Land Association, Inc., July 31, 1979 as follows: Beginning at a point in the easterly margin of Lischey Avenue at the northwest corner of the B. P. Moore property; thence with the easterly margin of said Lischey Avenue, North 3° 58' East 212.05 feet to a point; thence South 88° 04' East 176.57 feet to a point; thence South 36° 49' East 93.44 feet to an iron pin, thence South 46° 42' East 49.13 feet to an iron pin, thence South 01° 54' West 106.52 feet to the northern boundary of said B. P. Moore property; thence with the northern boundary line of said Moore Property, North 88° 05' West 279.54 feet to the beginning. Together with an easement for ingress and egress along easement set out in Book 365, page 21, from the northeast corner of the above described land to Lischey Avenue, described as follows: Beginning at a point on the easterly margin of Lischey Avenue, North 3° 58' East 15.04 feet from the northwest corner of the above described property, thence with said Avenue, North 3° 58' East 25.02 feet to a point; thence South 88° 04' East 175.13 feet to a point; thence South 01° 55' West 40.14 feet to the northeast corner of the above described property thence with the northern boundary line of said described property North 88° 04' West 25 feet to a point; thence North 01° 55' East 15.14 feet to a point; thence North 88° 04' West 151.02 feet to the beginning.

Being the same property conveyed to Danny Hahlbohm and wife, Danise Hahlbohm, by deed from Talmadge Terry Heyward of record in Book 6459, page 421, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 8194, page 636, Danny Hahlbohm conveyed his interest in said property to Danise Nowak Hahlbohm.

This is improved property known as 1435 Lischey Avenue, Nashville, Tennessee, 37027.

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. The said Marilyn J. 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 J. Patterson, as Substitute Trustee, has executed this instrument on the 20th day of March, 1991.

Marilyn J. Patterson
MARILYN J. 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 J. 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 20th day of March, 1991.

Donna C. Sledge
NOTARY PUBLIC

My commission expires: 5/22/93

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 $72,017.40.

Marilyn J. Patterson
Affiant

Sworn to and subscribed before me, this 20th day of March, 1991.

Donna C. Sledge
Notary Public

My commission expires: 5/22/93

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