This instrument prepared by:

William P. Dougan
Attorney at Law
401 Davidson Road
Nashville, TN 37205

Map/Parcel No. 81-16/183
Field Book No. 02W-02450

OWNER: TEMORE WILLIS, JR.

MTG. CO. PMC# 012327
FNMA# 1-41-828351-5
FHA # 483-063050-203
STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 36,016.79 . (Tax Exempt)

BOOK 8350 PAGE 34

William P. Dougan
Affiant

THIS IS IMPROVED PROPERTY AT:

904 Monroe Street
Nashville, TN 37208

SEND TAX BILLS TO:

Federal Nat'l. Mtg. Assn.
510 Walnut Street
Philadelphia, PA 19106

Subscribed and sworn to before me, 9th day of May, 1991

K. D. Borgeras
Notary Public

My Commission Expires: 11/21/92

RECEIVED
MAY 10 2 55 PM
DAVIDSON COUNTY TENN.
REGISTER'S OFFICE

13619

SUCCESSOR TRUSTEE'S DEED

Whereas, TEMORE WILLIS, JR., executed a deed of trust on the 23rd day of March, 1978, which was recorded in Book 5266 Page 925, Register's Office of Davidson County, Tennessee, conveying to Phillip H. McNeill and Michael A. Hanna, Trustee(s), the hereinafter described property to secure payment to FEDERAL NATIONAL MORTGAGE ASSOCIATION, a promissory note fully described in said deed of trust; and

Whereas, default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and FEDERAL NATIONAL MORTGAGE ASSOCIATION, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 7401 Page 251, in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

Whereas, WILLIAM P. DOUGAN, as Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee advertised the said real estate as required by the terms of said deed of trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of the payment of said note, interest and costs, and pursuant to said advertisement, on November 5, 1990 at the front door of the Court House in Davidson County, Tennessee, at 12:00 Noon, the said WILLIAM P. DOUGAN, Substitute Trustee, offered for sale at public outcry to the

highest and best bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, dower and homestead, as provided in said deed of trust; when FEDERAL NATIONAL MORTGAGE ASSOCIATION, being the highest and best bidder, purchases the property for $ 36,016.79 .

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan , do hereby sell, transfer and convey as Substitute Trustee, unto the said Federal National Mortgage Association , its successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining to-wit:

LAND in Davidson County, Tennessee, being parts of Lots 138 and 139 on the plan of McGavock, Wetmore and Others First Addition to Nashville, called The Town of McGavock, of record in Book 21, page 23, in the Register's Office for Davidson County, Tennessee, described according to a survey by John B. Kohl, III, dated March 13, 1978, as follows:

BEGINNING at a point located 174.60 feet along the margin of Monroe Street from the intersection of the northwesterly margin of Monroe Street, formerly Ophelia Avenue, and the Northeasterly margin of 10th Avenue North, formerly Polk Street; thence with the margin of a 16 foot alley, westwardly 166 feet to a point described in previous conveyance as the easterly margin of a 10 foot alley; thence southwardly 50 feet; thence eastwardly 137 feet, more or less, to a point in the northwesterly margin of Monroe Street located 116.4 feet from the hereinbefore mentioned intersection; thence with the margin of said street, 58.2 feet to the point of beginning.

BEING the same property conveyed to Temore Willis, Jr. by Deed of record in Book 4872, page 233, Register's Office for said County.

TO HAVE AND TO HOLD THE same unto the said Federal National Mortgage Association , its successors and assigns, forever.

William P. Dougan covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 9th day of May 1991.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of May , 19 91 , before me personally appeared William P. Dougan , Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes herein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and seal.

My Commission Expires:

11/21/92

Notary Public

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