Box 38 MJP

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 and Parcel
160-14-0-64

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 November 30, 1984, to J. G. Palmer, Trustee, executed by Dawn M. Sullivan, as same appears of record in Book 6437, page 596, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed J. G. Palmer, as Trustee under said Deed of Trust and has nominated and appointed Marilyn Jean Patterson as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 8358, page 440, and rerecorded in Book 8365, page 891, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Marilyn Jean 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 June 13, 1991, and subsequent insertions appearing on June 20, 1991, and June 27, 1991, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on July 11, 1991, at 11:05 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 Sixty Thousand One Hundred Thirty Nine and 61/100 ($60,139.61) 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 Jean 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:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 764 on the Plan of Brentwood Trace Condominiums, Section II, of record in Book 5200, pages 376 and 377, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.
>
> Being the same property conveyed to Dawn M. Sullivan by deed from Lawrence M. Wells and wife, Julie M. Wells of record in Book 6437, page 593, Register's Office for Davidson County, Tennessee.

This is improved property known as 764 Fox Ridge Dri Brentwood, Tennessee, 37027.

TO HAVE AND TO HOLD the real property above described, toget with the privileges and appurtenances and hereditaments thereunto belong or in any wise appertaining unto FEDERAL NATIONAL MORTGAGE ASSOCIATION, successors and assigns, in fee simple forever. The said Marilyn J Patterson, Substitute Trustee, warrants the title to the aforesaid r property against the lawful claims of all persons claiming by, through under her, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Marilyn Jean Patterson, as Substit Trustee, has executed this instrument on the 17th day of July, 1991.

Marilyn Jean Patterson
MARILYN JEAN 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 Jean 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 17th day of July, 1991.

Donna O. Eldridge
NOTARY PUBLIC

My commission expires: 5/22/93

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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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 $60,139.61.

Marilyn Ann Patterson
Affiant

Sworn to and subscribed before me,
this 17th day of July, 1991.

Notary Public

My commission expires: 5/22/93

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

3 1 6 9 7

IDENTIFICATION

Jul 18 10 58 AM '91

2696 07/18 0101 03CHECK 9.00

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