THIS INSTRUMENT PREPARED BY AND RETURN TO:
Randall J. Fishman
Attorney at Law
142 North Third Street
Third Floor
Memphis, Tennessee 38103
(901) 525-6278

BOOK 8459 PAGE 256

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 31st day of October, 191985, and recorded in the Register's Office of Davidson County, Tennessee, at Book 6723, Page 404, Michael Patrick Ayers and wife, Patricia W. Ayers, conveyed to Stephen R. Josleyn, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Randall J. Fishman was appointed SUBSTITUTE TRUSTEE by instrument of record in the Register's Office of Davidson County, Tennessee, at Book 8442, Page 354, and,

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said deed of trust requested the undersigned to advertise and sell said property under the terms and provisions of said deed of trust, and,

WHEREAS, in pursuance of said request the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said deed of trust, by which advertisement the said sale was appointed to be held on the 2nd day of October, 1991, at the Court House of Nashville, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale FEDERAL NATIONAL MORTGAGE ASSOCIATION, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $56,974.12, and,

WHEREAS, the said purchaser being the owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hands of the undersigned SUBSTITUTE TRUSTEE the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said trust deed;

NOW, THEREFORE, in consideration of the premises and of the payment by the said FEDERAL NATIONAL MORTGAGE ASSOCIATION as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned, Randall J. Fishman, as SUBSTITUTE TRUSTEE, does hereby grant, bargain, sell and convey unto the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, as aforesaid, and unto its successors and assigns, the property above-mentioned and now further described as situated in the County of Davidson, State of Tennessee, more particularly described as follows, to-wit:

Unit No. 8, a portion of a planned unit development, Sterling Wood, of record in Book 6250, Page 648, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TO HAVE AND TO HOLD, the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said FEDERAL NATIONAL MORTGAGE ASSOCIATION as aforesaid, and unto its successors and assigns forever, to whom the said Randall J. Fishman, as SUBSTITUTE TRUSTEE, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through, or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Randall J. Fishman, SUBSTITUTE TRUSTEE, has hereunto set his hand this 2nd day of October, 1991.

Randall J. Fishman
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this 2nd day of October, 1991, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Randall J. Fishman, SUBSTITUTE TRUSTEE, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal the day and year above written.

Diane Wisinski
Notary Public

My Commission Expires:
MY COMMISSION EXPIRES JUNE 27, 1995

Property Address: 108 Elizabeth Court, Antioch, Tennessee 37013

Mail Tax Notices to: Federal National Mortgage Association,
950 East Paces Ferry Road, Suite 1900, Atlanta, Georgia 30326-1161
Map-Par. No. 149-2-C18C0, Field Book 2DX 7887
File No. (RJF 910901)

0812 10/07 0101 03CHECK 6.00

STATE OF TENNESSEE)
COUNTY OF SHELBY)

I, or we, hereby swear or affirm that to the best of affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $56,974.12, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Julie B. Russell
Affiant

SUBSCRIBED AND SWORN to before me this 2nd day of October, 1991.

Diane Wisinski
Notary Public

My Commission Expires:
MY COMMISSION EXPIRES JUNE 27, 1995

52597

IDENTIFICATION

OCT 7 10 54 AM '91