Box 38 MTJR

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 Home Loan Mortgage Corp
2839 Paces Ferry Road, N.W.
Suite 700
Atlanta, GA 30339

BOOK 8531 PAGE 810

Map and Parcel
160-15-24

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 February 9, 1987, to J. R. Cannon, Trustee, executed by Jeff C. Marr and wife, Judith C. Marr, as same appears of record in Book 7140, page 87, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed J. R. Cannon, 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 8503, page 7541, 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 December 12, 1991, and subsequent insertions appearing on December 19, 1991, and December 26, 1991, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on January 8, 1992, at 12:05 o'clock P.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 HOME LOAN MORTGAGE CORPORATION at and for the sum of One Hundred Fifty Five Thousand Eight Hundred Sixty Three and 06/100 ($155,863.06) 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 HOME LOAN MORTGAGE CORPORATION, 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 HOME

LOAN MORTGAGE CORPORATION, its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Montgomery, and State of Tennessee, to-wit:

> Being Lot No. 176 on the Plan of Hearthstone, Phase 1A, of record in Book 5800, page 58, as amended in Book 6029, pae 110, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Jeff C. Marr and wife, Judith A. Marr by deed from Radnor Homes, Inc. of record in Book 6139, page 887, Register's Office for Davidson County, Tennessee.

This is improved property known as 5728 Hearthstone Lane, Brentwood, Tennessee.

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 HOME LOAN MORTGAGE CORPORATION, its successors and assigns, in fee simple forever. The said Marilyn Jean 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 Jean Patterson, as Substitute Trustee, has executed this instrument on the 14th day of January, 1992.

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 14th day of January, 1992.

Vicki G. Jones
NOTARY PUBLIC

My commission expires: 9-14-95

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 $155,863.06.

Marilyn Jan Patterson
Affiant

Sworn to and subscribed before me,
this 14th day of January, 1992.

Notary Public

My commission expires: 9-16-95

7.7.890

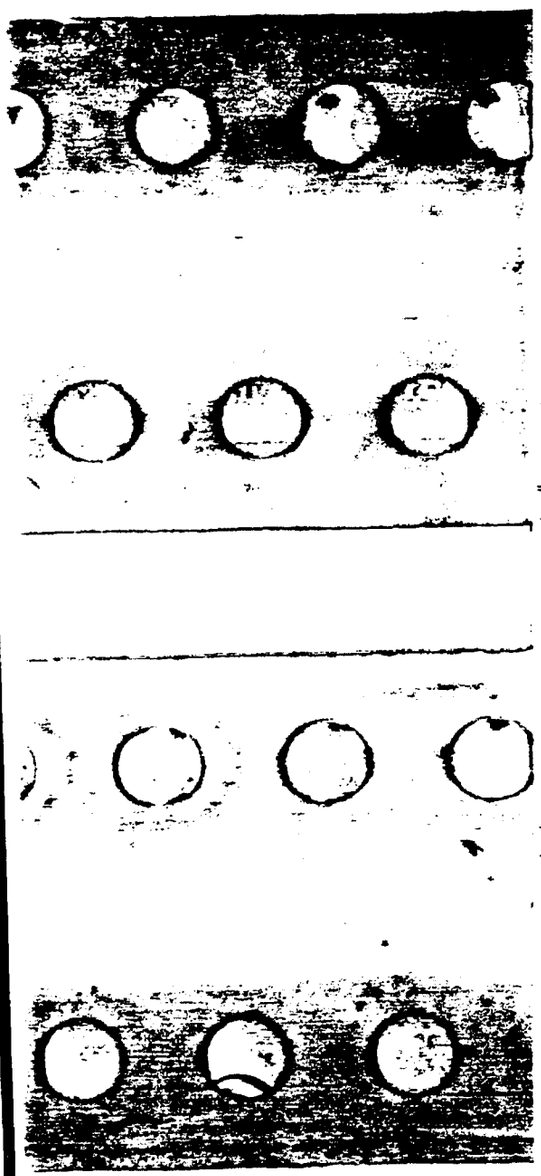
IDENTIFICATION REFERENCE

JAN 21 10 53 AM '92

DAVIDSON COUNTY, TN

8259 01/21 0101 03CHECK 586.83

5:MJP0110926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8531 PAGE 843

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 155863.06
CON TX 576.83
PRFEE 1.00
WDEED 9.00
TOTAL
BANK 586.83
CHECK 586.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/21/92 01 10:54 0001 8258

7.7.8.9.0

IDENTIFICATION REFERENCE

JAN 21 10 53 AM '92

FELIX Z. WILSON II REG.
DAVIDSON COUNTY, TN

No. 454651