WHEREAS, by deed of trust dated the 7th day of March, 1984, and recorded in the Register's Office of Davidson County, Tennessee, Matthew Dandridge, Jr., recorded in Book 6246, Page 112, conveyed to Albert Wm. Johnson, 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, Larry A. Weissman and/or Wanda Hayes was appointed Successor Trustees by instrument of record in the Register's Office of Davidson County, Tennessee, under Register's No. Book 8508, Page 279, 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 19th day of March, 1992, at the entrance of the Courthouse of Davidson County, 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 Forty Four Thousand Ninety Seven and 16/100----- ($44,097.16), and,

WHEREAS, the said purchaser being the owner of the debt for which said property was sold, has complied with the terms of sale paying into the hands of the undersigned Successor Trustee the expenses of the sale, the balance of the purchaser 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 Larry A. Weissman and/or Wanda Hayes as Successor Trustee, does hereby grant, sell and convey unto the said 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 follow, to-wit:

Being Lot 7 and 10 in Menees Subdivision of Lot 8, of the Thomas Woodard Plan, which plan is of record in Book 161, Page 44, Register's Office, Davidson County, Tennessee. Lot no. 7 fronts 36 feet on the west side of 15th Avenue, north and runs back along the northern margin of an alley, 111 1/2 feet to an alley in the rear, fronting 13.3 feet on said rear alley. Lot No. 10 fronts 50 feet on the west side of 15th Avenue north, and runs back between parallel lines 111.3 feet on the north line, and 110 feet on the south line to a 10 foot alley. And being the same property conveyed to and described in Book 6246, Page 109, said Register's Office. Tax parcel no. 81-7-264.

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 Larry A. Weissman and/or Wanda Hayes as Successor Trustees, 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, Larry A. Weissman and/or Wanda Hayes as Successor Trustees, has caused this instrument to be executed by and through its duly authorized officer, this the 19th day of March, 1992.

LARRY A. WEISSMAN, SUCCESSOR TRUSTEE

WANDA HAYES, SUCCESSOR TRUSTEE

STATE OF TENNESSEE

BOOK 8586 PAGE 180

COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Larry A. Weissman and/or Wanda Hayes, Successor Trustees, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office this 19th day of March, 1992.

NOTARY PUBLIC

My commission expires: 7-11-95

Prepared By & Return To: Larry A. Weissman, Attorney at Law
5118 Park Ave., Suite 127
Memphis, TN 38117

Mail Tax Bills To: Federal National Mortgage
c/o First Commercial Mortgage
P. O. Box 626
Little Rock, AR 72203

Property Address: 1807-1809 15th Ave., N.
Nashville, TN

I, or we, hereby swear of affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is $44,097.16, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 19th day of March, 1992.

NOTARY PUBLIC

My commission expires: 7-11-95

96500

IDENTIFICATION REFERENCE

MAR 30 9 13 AM '92

DAVIDSON COUNTY, TN

12202 03/30 0101 03CHECK 6.00

FC 91311 - Dandridge