STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,555.46
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF July 19 92
Deputy Register

This Instrument Prepared By:
Julia Harlan
KING & BALLOW
1200 Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37219-0373
(615) 259-3456

Address New Owner:

FEDERAL HOME LOAN MORTGAGE CORPORATION
2839 Paces Ferry Road
Atlanta, Georgia 30339

Send Tax Statements To:

2839 Paces Ferry Road
Atlanta, Georgia 30339

Map 127 Parcel 225

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments made and provided for in a Deed of Trust dated October 4, 1988, executed by David Helton and his wife, Betty Jo Helton to Arnold M. Weiss, Trustee, which is recorded in Official Record Book 7674, Page 143, Register's Office for Davidson County, Tennessee; and,

WHEREAS, by instrument of record in Official Record Book 7957, Page 688, Register's Office for Davidson County, Tennessee, said Deed of Trust was assigned for good and valuable consideration to FEDERAL HOME LOAN MORTGAGE CORPORATION; and,

WHEREAS, FRANK S. KING, JR. has been appointed Substitute Trustee by the owner and holder of said note, etc. by an instrument of record in Official Book 8483, Page 576, Register's Office for Davidson County; and,

WHEREAS, the entire indebtedness was declared due and payable, and payment not having been made as demanded, and having been requested so to do by the lawful holder and owner of the indebtedness secured by said Installment Deed, I, FRANK S. KING, JR., Substitute Trustee, caused said real estate to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at Nashville, Davidson County, Tennessee, at the front door of the Courthouse, Public Square, to the highest, best and last bidder for cash, in bar of all equities of redemption, homestead, dower, and all other rights and exemptions of every kind, all of which were waived in said Deed

of Trust; but subject to any and all mortgages, liens, claims and unpaid taxes that might be a lien against the property, and at the time and place stated in said advertisement, I, FRANK S. KING, JR., Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of $ 127,555.40, by FEDERAL HOME LOAN MORTGAGE CORPORATION, and said property was knocked off and sold to FEDERAL HOME LOAN MORTGAGE CORPORATION.

NOW, THEREFORE, in consideration of the premises and the sum of $ 127,555.40, cash in hand paid by FEDERAL HOME LOAN MORTGAGE CORPORATION, I, FRANK S. KING, JR., Substitute Trustee, have this day bargained and sold and by these presents do transfer and convey to FEDERAL HOME LOAN MORTGAGE CORPORATION, its successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Section Two, Saddle Ridge, of record in Book 5200, Pages 366 and 367, described as follows:
>
> BEGINNING at a point in the southwesterly margin of Saddle Ridge Trace, said point being the common corner between Lot No. 34 and Lot No. 35 on said plan; thence, South 38 degrees 07' 00" West 182.13 feet to a point; thence, North 49 degrees 02' 00" West 132.02 feet to a point; thence, North 51 degrees 36' 55" West 96.50 feet to a point; thence, North 54 degrees 04' 10" West 103.32 feet to a point, thence North 48 degrees 38' 10" West 115.14 feet to a point; thence, North 40 degrees 19' 31" East 37.04 feet to a point in the southwesterly margin of Saddle Ridge Court; thence with the margin of same around a slight curve to the left 243.98 feet to a point; thence continuing with the southwesterly margin of Saddle Ridge Court North 73 degrees 34' 01" East 80.00 feet to the beginning of a curve; thence around said curve 35.99 feet to a point; thence along the westerly margin of Saddle Ridge Trace, around a slight curve to the left 163.34 feet to the point of beginning.
>
> Being the same property convey to David N. Helton and wife, Betty Jo Helton, by Deed from Jane B. Forbes, Bankruptcy Trustee, and Gladys P. Healy, of record in Book 7570, Page 486, Register's Office for Davidson County, Tennessee. The said Betty Jo Helton being one and the same person as Betty. J. Helton.
>
> This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and liens or taxes.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to

FEDERAL HOME LOAN MORTGAGE CORPORATION, its successors and assigns forever.

And I covenant with the said FEDERAL HOME LOAN MORTGAGE CORPORATION that I am lawfully seized and possessed of said real estate as Substitute Trustee only, and by the terms of the above mentioned Deed of Trust, have a good right to sell and convey the same, and that the same is unencumbered, except as aforementioned and except for any and all prior liens, mortgages, claims and unpaid taxes that may be a lien against the said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to FEDERAL HOME LOAN MORTGAGE CORPORATION, its successors and assigns, against the lawful claims of all persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate than I received as Substitute Trustee.

WITNESS my hand this 27th day of July, 1992

FRANK S. KING, JR.
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Catherine H. Barksdale a Notary Public in and for the State and County aforesaid, FRANK S. KING, JR., Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this the 27th day of July, 1992.

My Commission Expires:
7-21-93

Catherine H. Barksdale
NOTARY PUBLIC

31241

IDENTIF. TREFERENCE

Jul 28 3 10 PM '92
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY TN.

PICK-UP

9726 07/28 0101 03CHECK 485.12

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8686 PAGE 188

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

	127555.40
CON TX	472.12
PRFEE	1.00
WDEED	12.00
TOTAL	485.12
CHECK	485.12

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9726

3 1 2 4 1

IDENTIF. REFERENCE

JUL 28 3 10 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 554401