Box 38

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 Association
950 E. Paces Ferry Road
Atlanta, GA 37326-1161

BOOK 8690 PAGE 597

Map and Parcel
61-15-296

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 October 12, 1989, to Attorney's Title Company, Inc., Trustee, executed by Jeffery L. Christian and wife, Monica L. Christian, as same appears of record in Book 7961, page 524, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Attorney's Title Company, Inc., 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 8658, page 301, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Jean P. Shearer, 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 July 2, 1992, and subsequent insertions appearing on July 9, 1992, and July 16, 1992, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on July 14, 1992, at 11:10 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 Fifty Two Thousand Nine Hundred Three and 67/100 ($52,903.67) 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, Jean P. Shearer, 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:

> Land in Davidson County, Tennessee, being Lot No. 1 in Ross T. Hughes Subdivision of Lot No. 11 of the Patterson Young Subdivision, of record in Book 547, page 174, Register's Office for said County.
>
> Said Lot No. 1 fronts 50 feet on the south side of Gillock Street and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Jeffrey L. Christian and wife, Monica L. Christian by deed from Alice Jones Treanor, a single person, of record in Book 7683, page 953, Register's Office for said County.

This is improved property known as 1008 Gillock Street, Nashville, Tennessee, 37216.

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 NATIONAL MORTGAGE ASSOCIATION, its successors and assigns, in fee simple forever. The said Jean P. Shearer, 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, Jean P. Shearer, as Substitute Trustee, has executed this instrument on the 29th day of July, 1992.

Jean P. Shearer
JEAN P. SHEARER
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jean P. Shearer, 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 29th day of July, 1992.

Vicki A. Ford
NOTARY PUBLIC

My commission expires: 9-16-95

331122

IDENTIF. TREFERENCE

JUL 31 3 59 PM '92

DAVIDSON COUNTY TN.

770 17731 3101 03CHECK 12.00

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 $52,903.67.

Affiant

Sworn to and subscribed before me,
this 31st day of July, 1992.

Notary Public

My commission expires: 9-16-95