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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 25th day of January, 1980, and recorded in the Register's Office of Davidson County, Tennessee, at Book 5560, Page 718 and assigned at Book 5578, Page 406 and Book 5598, Page 776, Carl C. Hedge and Mary Watkins Wells, conveyed to Alan L. Saturn, 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 8526, Page 789 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 16th day of September, 1992, 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 $37,056.05, 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:

Lot No. 10, in the ReSubdivision of Lots Nos. 4, 5, 6, 7, 8 and 9 of Block 27, Lot Nos. 2, 3, 4, 5, and 6 of Block 26, and Block Nos. 23 and 24, of the Cumberland Nurseries Plan, a plat of which resubdivision is of record in Book 161, Page 139, in the Register's Office of Davidson County, Tennessee.

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 16th day of September, 1992.

Randall J. Fishman
Substitute Trustee

9094 09/23 0101 03CHECK 8.00

STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this 16th day of September, 1992, 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.

Notary Public

My Commission Expires:

1-20-95

Property Address: 223 Elberta Street, Nashville, TN 37217

Mail Tax Notices to: Federal National Mortgage Association, c/o The Boston Five Cents Savings Bank, 1250 Hancock Street, Quincy, MA 02169

Map-Par. No. 119-5-196, Field Book No. 6DA 14517, Use 011

File No. (RJF 911245)

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 $37,056.05, 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 16th day of September, 1992.

Notary Public

My Commission Expires:

1-20-95

47919

IDENTIFICATION REFERENCE

SEP 23 10 14 AM '92

DAVIDSON COUNTY, TN