John E. Welch
Loan No. 141616

Name and address of new owner:
Federal National Mortgage Association
950 East Paces Ferry Road
Atlanta, GA 30326

Send tax bills:
Same

Prepared by:
David W. McMackin
McMACKIN, GARFINKLE, McLEMORE & WALKER
P.O. Box 198947
Nashville, TN 37219

Map and Parcel No. 74-12

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated May 15, 1986, recorded in Book 541, page 870, Register's Office, Wilson County, Tennessee, and Book 8066, page 6, Register's Office, Davidson County, Tennessee, John E. Welch and wife, Jean P. Welch, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated June 19, 1992, and recorded in Book 611, page 363, Register's Office, Wilson County, Tennessee, and in Book 8676, page 367, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Lebanon Democrat, a newspaper published in Wilson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of January 26, February 2, and 9, 1993, and in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of January 28, February 4, and 11, 1993, stating that on

February 17, 1993, at 12:00 noon at the front door of the courthouse in Lebanon, Wilson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Federal National Mortgage Association for $103,369.75, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Federal National Mortgage Association (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> LAND in the 1st Civil District of Wilson County, Tennessee, described as follows:
>
> BEGINNING at an iron pin in the southerly right of way of the old N.C. & St. L. Railroad (now a public road) also Stark's corner and the northeast corner of the property herein described; thence south 4 degrees west 730 feet with Stark's west boundary line to a post; thence south 5 1/4 degrees west 144 feet to a point in the center of Stone's Creek, passing through a 14-inch cedar 25 feet from the center of said creek; thence with the center of said creek as follows: north 51 1/8 degrees west 252 feet, north 30 3/4 degrees west 261 feet to a point 18 feet southerly from a twin 18-inch black oak, north 89 1/4 degrees west 118 feet; south 64 1/4 degrees west 149 feet, south 83 1/2 degrees west 58 feet, north 65 3/4 degrees west 178 feet, north 49 5/8 degrees west 180 feet to a point 32 feet southwesterly from an iron pipe, Bryan's southeast corner; thence leaving the creek and running with Bryan's east boundary line as follows: NORTH 38 degrees east passing through the aforementioned pipe 85 feet to a pipe, north 79 1/4 degrees east 383 feet to a post, north 19 degrees east 150 feet to a post north 66 3/4 degrees west 109 feet to a post, north 4 7/8 degrees east 120 feet to a post at Sharpe's southwest corner; thence with Sharpe's line south 69 degrees east 373 feet to a post, north 21 3/4 degrees east 126.3 feet to an iron pin at the southerly right of way of the old N.C. & St. L. R.P. (now a public road); thence with the southerly right of way of said public road south 69 3/8 degrees east 216.3 feet to the beginning and containing 10.6 acres, more of less.

A PORTION OF THE ABOVE DESCRIBED PROPERTY IS LOCATED IN DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to John E. Welch and wife, Jean P. Welch, by deed from James C. Eddins, unmarried, of record in Book 398, page 600, Register's Office, Wilson County, Tennessee, and Book 8066, page 4, Register's Office, Davidson County, Tennessee.

This is improved property located at Route 2, Chandler Road, Hermitage, Tennessee 37076.

The above legal description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 17th day of February, 1993.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 17th day of February, 1993.

Notary Public

My Commission Expires: September 16, 1995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $103,369.75.

Affiant

Subscribed and sworn before me, this 17th day of February, 1993.

Notary Public

My Commission Expires: September 16, 1995

3011 03/01 0101 03CHECK 16.00

State Tax $
Fee $ 1.00
Recording Fee $ 15.00
Total $ 16.00
Receipt No. 56115
MARGIE L. TRICE, Register
By MJ Deputy

Filed for record Feb. 23 19 93
at 10:44 O'clock A M.
Noted in Note Book 28 Page # 295
Recorded in Book #430 Page # 661
in the Register's office of
Wilson County, Tennessee,
On this 23rd day of Feb, 19 93
Margie L. Trice Register
By: Dept. Reg.

96254

IDENTIFICATION REFERENCE

MAR 1 1 50 PM '93

CLERK & MASTER II REGISTER
DAVIDSON COUNTY, TN