This instrument prepared by:
William P. Dougan
Attorney at Law
401 Davidson Road
Nashville, TN 37205

Map/Par.No. 104-11-0/350.00
Field Book No. 24W-07640

Orig. Owner: Fitzgerald, St. Elmo

MTG. CO. First Tenn. # 042462-2
FNMA# 098105/1655723180
STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 29,847.17. (Tax Exempt)

William P. Dougan
Affiant

THIS IS IMPROVED PROPERTY AT:
2133 Bernard Avenue
Nashville, TN 37212-4229

Subscribed and sworn to before me, 6th day of July, 1993.

Bill S. Dougan
Notary Public

SEND TAX BILLS TO:

Federal National Mortgage Assn.
950 East Paces Ferry Road
Atlanta, GA 30326-1161

My Commission Expires: 1-25-97

NOTARY PUBLIC DAVIDSON COUNTY

SUCCESSOR TRUSTEE'S DEED

Whereas, St. Elmo Fitzgerald, unmarried, executed a deed of trust on the 21st day of May, 1990, which was recorded in Book 8117, Page 210, Register's Office of Davidson County, conveying to Thomas F. Baker, IV, Trustee, the hereinafter described property to secure payment to First Tennessee Bank National Association, of a promissory note fully described in the deed of trust; and

Whereas, default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said deed of trust, all of said indebtedness has been declared due and collectible, and Federal National Mortgage Association, holder of said note, has demanded of the Successor Trustee, appointed by an instrument of record in Book 8958, Page 666, and Re-recorded in Book 8970, page 837, in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest, and costs, as therein provided.

Whereas, William P. Dougan, as Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee, advertised the said real estate as required by the terms of said deed of trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of payment of the said note, interest, and costs, and pursuant to the said advertisement, on July 2, 1993, at the front door of the Court House in Davidson County, Tennessee, at 12:00 Noon, the said

William P. Dougan, Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash in bar of the equities of redemption, dower, and homestead, as provided in said deed of trust; when Federal National Mortgage Association, being the highest and best bidder, became the purchaser at the price of $29,847.17.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said Federal National Mortgage Association, its successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining,

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to-wit:

Being Lot No. 34, on the map of St. Bernard Place, of record in Book 161, page 171, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 50 foot on the south side of St. Bernard Avenue and runs back between lines, 136 feet on the westerly line and 136.4 feet on the easterly line, to an alley on which it measures 50 feet.

Being the same property conveyed to St. Elmo Fitzgerald and wife, Maurine Fitzgerald by deed from R.E. Dunn, Jr., and wife, Helen T. Dunn of record in Book 1385, page 379, Register's Office for Davidson County, Tennessee. Said Maurine Fitzgerald having since died. Also being the same property in which an interest was conveyed to William Tracey Bone by quitclaim deed of record in Book 8120, page 758, said Registers Office.

TO HAVE AND TO HOLD the same unto the said Federal National Mortgage Association, its successors and assigns, forever.

William P. Dougan covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 6th day of July, 1993.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of July, 1993, before me personally appeared William P. Dougan, Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes herein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and seal

My Commission Expires:
1/25/97

Bill S. Dougan
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN

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DAVIDSON COUNTY, TN. REGISTER

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IDENTIF. & REFERENCE