Box 43

90283

IDENTIF. & REFERENCE

94 SEP 13 AM 10:04

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

TRUSTEE'S DEED

This instrument prepared by:
Taylor, Philbin, Pigue, Marchetti & Bennett
One Union Street
Nashville, Tennessee 37201

Michael J. Philbin,
Successor-Trustee

to

Federal Home Loan Mortgage Corporation
1410 Spring Hill Road
McLean, Virginia 22102
SEND TAX BILLS HERE
NO MORTGAGEE

Map #32-13
Parcel #36
Field Book #10D 03024

WHEREAS, Kenneth B. Stewart and wife, Ellaree Stewart, executed a deed of trust on the 5th day of September, 1984, which was recorded in Book 6375, Page 504, Register's Office of Davidson County, Tennessee, conveying to J. G. Palmer, Trustee(s), the property hereinafter described to secure the payment of a promissory note referred to in said deed of trust; and

WHEREAS, Michael J. Philbin was appointed Successor-Trustee, said appointment being recorded in Book 9318, Page 260, Register's Office of Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, the GRANTOR herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in The Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: May 23, 1994 at 10:00 A.M. at the front door of the courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash, borrower having waived all right of homestead, equity of redemption, statutory right of redemption and having also relinquished all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the Property, all of which were expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, Federal Home Loan Mortgage Corporation, being the highest and best bidder at said sale with a bid of FIFTY EIGHT THOUSAND AND NO/100 DOLLARS ($58,000.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FIFTY EIGHT THOUSAND AND NO/100 DOLLARS ($58,000.00), paid by Federal Home Loan Mortgage Corporation, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Federal Home Loan Mortgage Corporation, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Lot No. 144 on the Plan of Timbertrail Subdivision, Section 2, of record in Book 5200, Page 333, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Kenneth B. Stewart and wife, Ellaree Stewart, by deed of record in Book 6375, Page 501, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1517 Fall Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Federal Home Loan Mortgage Corporation, its successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, the Grantor herein, does hereby transfer and assign to Federal Home Loan Mortgage Corporation, its successors and assigns all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 23rd day of May, 1994.

Michael J. Philbin, Trustee
Michael J. Philbin,
Successor-Trustee

7775 09/13 0101 03CHECK 223.60

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of May, 1994.

NOTARY PUBLIC

JANICE M. CHENG NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: July 27, 1996

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $58,000.00.

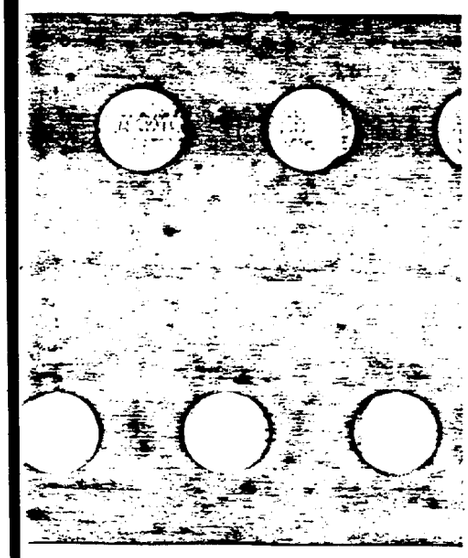
AFFIANT

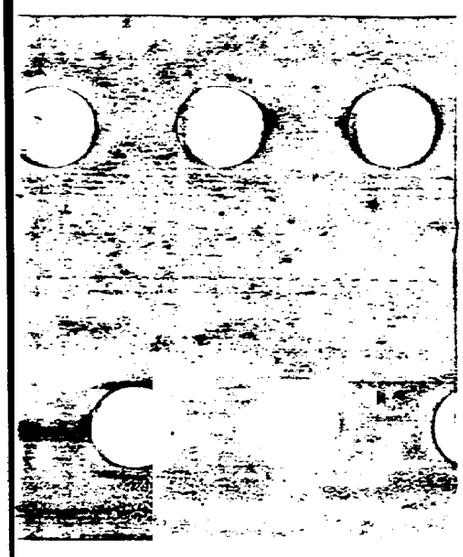
WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of May, 1994.

NOTARY PUBLIC

JANICE M. CHENG NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: July 27, 1996





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9463 PAGE 165

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 58000.00
CON TX 214.60
~~RECD~~ ~~1.00~~
~~WDEED~~ ~~8.00~~
TOTAL 223.60
CHECK 223.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/13/94 01 10:03 0001 7775

90283
IDENTIF. ↑ REFERENCE

94 SEP 13 AM 10: 04
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 834116