BOOK 9517PG623

Roy T. Mangrum
Loan No. 188484

Name and address of new owner:
National Mortgage Company
4041 Knight Arnold Road
Memphis, TN 38118

Send tax bills:
Same

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

Map and Parcel No.
51-12-112
11D68460

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated April 24, 1987, recorded in Book 7215, page 231, Register's Office, Davidson County, Tennessee, Roy T. Mangrum and wife, Janette E. Mangrum, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated September 20, 1994, and recorded in Book 9478, page 127, 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 Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of October 6, 13, and 20, 1994, stating that on October 28, 1994, at 12:20 p.m. at the South door of the courthouse in Nashville, Davidson 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 National Mortgage Company for $50,353.00, 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 National Mortgage Company, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 4 on an unrecorded Subdivision of the Old Hayesboro Park Lot, as shown on the Plan of Montague Park Subdivision, as recorded in Book 421, page 141, of the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 4 begins in the Southerly margin of Beach Avenue 200 feet westwardly from the intersection of Beach Avenue and Fern Drive, at the Southwestern corner thereof, and runs westwardly with the southerly margin of Beach Avenue 100 feet; then Southerly at right angles to said Beach Avenue 158.2 feet to a two foot strip in the rear; thence Easterly 100 feet to a point in the Northerly margin of said two foot strip, being the Southwesterly corner of Lot No. 3 conveyed to Paul Stumb, Jr., and C.P. Clark; thence Northerly with the westerly margin of said Lot No. 3, said Stumb and Clark's line 160.8 feet to the beginning.
>
> Being the same property conveyed to Roy T. Mangrum and wife, Janette E. Mangrum, by deed from Bobby Hoyte West and wife, Brenda West, of record in Book 7215, page 228, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 436 Beech Avenue, Madison, Tennessee 37115.
>
> 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 28th day of October, 1994.

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 28th day of October, 1994.

Notary Public

My Commission Expires: 1-25-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,353.00.

Affiant

Subscribed and sworn before me, this 28th day of October, 1994.

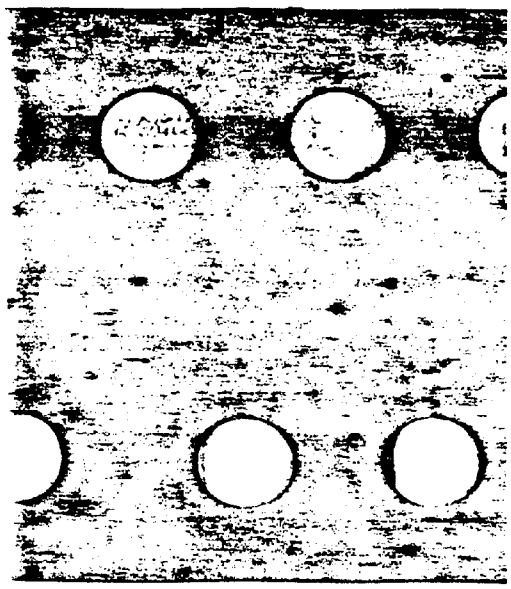
Notary Public

My Commission Expires: 1-25-97

07998
IDENTIF. & REFERENCE

94 NOV 10 PM 1:43
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

2983 11/10 0101 03CHECK 199.48



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

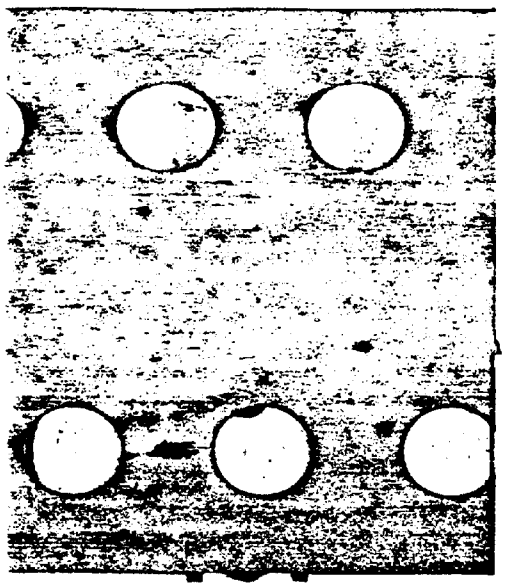
RECEIVED OF _____

FOR _____

BOOK 9517 PG 626

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 50353.00	
			CON TX 186.48	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 199.48	
			CHECK 199.48	
11/10/94	01		14:42 0001 2983	



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07998
IDENTIF. # REFERENCE

94 NOV 10 PM 1:43

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 853079