Evelyn Eddings
FUMC Loan No. 054067846-0

Name and address of new owner:

First Union Mortgage Corporation
P.O. Box 12701
Roanoke, VA 24027-2701

Send tax bills:

Same

Prepared by:

David W. McMackin
P.O. Box 198947
Nashville, TN 37219

Map and Parcel No.
60-1-98
12DZ95537

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated December 9, 1986, recorded in Book 7065, page 891, Register's Office, Davidson County, Tennessee, Gregory L. Young, unmarried, and Dorothy M. Cannon, unmarried, conveyed to James A. Abbott, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated December 15, 1994, and recorded in Book 9559, page 866, 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 December 15, 22, and 29, 1994, stating that on January 13, 1995, at 12:00 noon 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 First Union Mortgage Corporation for $51,120.99, 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 First Union Mortgage Corporation (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 64 on the plan of GOLDEN VALLEY ESTATES, Section One, of record in Book 4175, page 142, Register's Office for said County to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Evelyn Eddings by deed from Gregory L. Young, unmarried, and Dorothy M. Cannon, unmarried, of record in Book 7374, page 834, Register's Office, Davidson County, Tennessee, and by quitclaim deed from John Earl Eddings and wife, Evelyn Eddings, of record in Book 7374, page 837, said Register's Office.
>
> This is improved property located at 3160 Ewingwood Drive, Nashville, Tennessee 37207.
>
> 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 13th day of January, 1995.

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 13th day of January, 1995.

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 $51,120.99.

Affiant

Subscribed and sworn before me, this 13th day of January, 1995.

Notary Public

My Commission Expires: 1-25-97

59805
IDENTIF. & REFERENCE

95 MAY 11 PM 12:33
FELIX Z. HASSELL REGISTER
DAVIDSON COUNTY, TN.

9955 05/11 0101 03CHECK 202.07

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

RECEIVED OF _____

FOR _____

BOOK 9669 PG 599

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 51120.99
CON TX 189.07
PRFEE 1.00
WDEED 1.00
ERR CO
WDEED 1.00-
WDEED 12.00
TOTAL 202.07
CHECK 202.07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/11/95 01 12:32 0001 9955

59805
IDENTIF. ↑ REFERENCE

95 MAY 11 PM 12:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 909340