BOOK 10080 PG 306

First Commercial Mortgage
Company v. Christley
Loan number 0206628
DHG&W file 4862

Substitute Trustee's Deed

Whereas, by Deed of Trust dated June 21, 1983, recorded as instrument number Book 6080, Page 787, in the Register's Office of Davidson County, Tennessee, William B. Christley, III and Mary P. Christley conveyed to Albert Wm. Johnson, Trustee the below described real property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

Whereas, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record as Instrument Number Book 10014, Page 890, in the Register's Office of Davidson County, Tennessee; and

Whereas, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

Whereas, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale in the Deed of Trust, said sale was appointed to be held on Friday, June 7, 1996 at 10:00 a.m. at the front door of the Davidson County Courthouse, Davidson County, Nashville, Tennessee; and

Whereas, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Federal National Mortgage Association, whose address is P. O. Box 626 Little Rock, Arkansas 72203 for the amount of $45,447.93, that being the highest and best bid offered; and

Whereas, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

Now, Therefore, in consideration as set forth above and the payment by Federal National Mortgage Association of the amount of money so paid, receipt of which is hereby acknowledged, the undersigned, J. Benton Dyke Jr., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said , its successors and assigns, in fee simple forever, the above mentioned and below described real property being in the city of Nashville, Davidson County, Tennessee, to wit:

> Lot No. 57 on the plan of IRVINGTON, as of record in Book 843, Page 60, Register's Office for Davidson County, Tennessee.
>
> Lot No. 57 fronts 60 feet on the northerly side of Carolyn Avenue and runs back 175 feet to a dead line in the rear on which it measures 60 feet.

This legal description is identical with that in the Deed of Trust recorded as instrument number Book 6080, Page 787 in the Register's Office of Davidson County, Tennessee through which the grantor received title.

The last warranty deed of record was recorded as instrument number Book 6080, page 784 in the Register's Office of Davidson County, Tennessee.

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Subject to any unpaid taxes, subdivision restrictions, building lines, easements and any other matters of record.

To have and hold the said real property above described, together with the privileges and appurtances and hereditaments thereunto belonging or in any wise appertaining unto , his successors and assigns, in fee simple forever, to whom the said J. Benton Dyke Jr., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said J. Benton Dyke Jr., Substitute Trustee, has hereunto set his hand and seal on this 7th day of June, 1996.

J. Benton Dyke Jr.
Substitute Trustee

STATE OF ARKANSAS)
)ss
COUNTY OF PULASKI)

Before me, a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared J. Benton Dyke Jr., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

Witness my hand and Notarial Seal this 7th day of June, 1996.

JANET C. MAULDIN COM. EXP. NOTARY PUBLIC 11-16-1999 PULASKI COUNTY, AR

Janet C Mauldin
Notary Public

11-16-99
My Commission Expires

PROPERTY ADDRESS: 1007 Carolyn Avenue, Nashville, TN 37216-3611

NO TAX/GOVERNMENTAL AGENCY

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Federal National Mortgage Association
c/o First Commercial Mortgage Company
P. O. Box 626
Little Rock, Arkansas 72203

Ward No. _____ ~~Block~~ MAP No. 72 Parcel No. 401

Prepared By:
J. Benton Dyke Jr.
Dyke, Henry, Goldsholl & Winzerling, P.L.C.
999 Plaza West, 415 N. McKinley Street
Little Rock, AR 72205
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0190636
IDENTIF. ↑ REFERENCE

96 JUN -7 PM 3:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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