THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH
P.O. BOX 241755
MEMPHIS, TN 38124-1755

NAME: Robert J. Fearon
S&K#: 98-1703
LOAN#: 0007201783

BOOK 11221 PAGE 800

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 22, 1995, recorded in Book 9807, Page 521, Register's Office of Davidson County, Tennessee, Robert J. Fearon, a single person, conveyed to Donald R. Baskin, Trustee, the hereinafter described 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 in Book 11087, Page 374, 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 Deed of Trust by which advertisement the sale was appointed to be held on October 14, 1998, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 am; 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 950 E. Paces Ferry Rd, Suite 1900, Atlanta, GA 30326, at and for the sum of $47,500.00, that being the highest and best bid offered; and,

WHEREAS, the said Federal National Mortgage Association has assigned its interests in the said property to Federal National Mortgage Association, its successors and assigns; 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 of the premises and the payment by Federal National Mortgage Association, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Federal National Mortgage Association, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit: Being Lot Number 280 on the Map of Sunrise Heights Second Plan, of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

This legal description is identical with that in Deed recorded in Book 9807, Page 521, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 9807, Page 521, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed recorded in Book 9807 Page 518 Register's Office for Davidson County, Tennessee.

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

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Federal National Mortgage Association, its successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, 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 Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 23 day of November, 1998, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, 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 at Office the day and year above written.

ELIZABETH ADKINS NOTARY PUBLIC AT LARGE SHELBY CO. TN

Notary Public

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 531 Raymond Street, , Nashville, Tn 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
950 E. Paces Ferry Road
Suite 1900
Atlanta, Georgia 30326

S & K #:98-1703
Map & Parcel - 133 1 286

1937 11/25 0101 03CHECK 10.00

98 NOV 25 PM 3:10
JILL MANSELL REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
051171