BOOK 11342 PG. 408

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Ballin, Ballin & Fishman, P.C.
Randall J. Fishman, Attorney at Law
200 Jefferson Avenue, Suite 1250
Memphis, Tennessee 38103
(901) 525-6278

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 3rd day of May, 1996, and recorded in the Register's Office of Davidson County, Tennessee, under Book 10046, Page 515, Kathy A. Ryan, conveyed to Donald R. Baskin, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Randall J. Fishman was appointed SUBSTITUTE TRUSTEE by instrument of record in the Register's Office of Davidson County, Tennessee, in Book 10787, Page 304, and,

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said deed of trust 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 the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said deed of trust, by which advertisement the said sale was appointed to be held on the 9th day of February, 1999, at the Court House of Davidson County, 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 sale FEDERAL NATIONAL MORTGAGE ASSOCIATION, buyer, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $98,949.90, and,

WHEREAS, the said purchaser being the owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hands of the undersigned SUBSTITUTE TRUSTEE the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said trust deed;

NOW, THEREFORE, in consideration of the premises and of the payment by the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, buyer as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned, Randall J. Fishman, as SUBSTITUTE TRUSTEE, does hereby grant, bargain, sell and convey unto the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, buyer, as aforesaid, and unto its successors and assigns, the property above-mentioned and now further described as situated in the County of Davidson, State of Tennessee, more particularly described as follows, to-wit:

> Lot No. 71, on the Plan of Abbay Hall, Section 1, as shown of record in Book 2331, Page 18, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

This being the same property as conveyed to John David Ryan and wife, Kathy Anne Ryan by Quit Claim Deed of record at Book 8355, Page 528, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD, the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, buyer as aforesaid, and unto its successors and assigns forever, to whom the said Randall J. Fishman, as SUBSTITUTE TRUSTEE, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through, or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Randall J. Fishman, SUBSTITUTE TRUSTEE, has hereunto set his hand this 9th day of February, 1999.

Randall J. Fishman
Substitute Trustee

528 02/17/99 01:01 CKCHECK 10.00

99 FEB 17 AM 10:35

REGISTER
DAVIDSON COUNTY, TN

05496634

IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this 9th day of February, 1999, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Randall J. Fishman, SUBSTITUTE TRUSTEE, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal the day and year above written.

Andrea Petrowski
Notary Public

My Commission Expires:

ANDREA PETROWSKI NOTARY PUBLIC AT LARGE SHELBY CO., TN MY COMM. EXP. 6-5-2001

STATE OF TENNESSEE)
COUNTY OF SHELBY)

I, or we, hereby swear or affirm that to the best of affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $98,949.90, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Leslie Mayo
Affiant

SUBSCRIBED AND SWORN to before me this 9th day of February, 1999.

Andrea Petrowski
Notary Public

My Commission Expires:

ANDREA PETROWSKI NOTARY PUBLIC AT LARGE SHELBY CO., TN MY COMM. EXP. 6-5-2001

Property Address: 506 Elaine Drive, Nashville, TN 37215

Name and Address of Property Owner and Mail Tax Notices to: FNMA, Property Disposition Operations, 950 East Paces Ferry Road, Atlanta, GA 30236-1161

Tax I.D.#: 133-14-20

File No.: RJF 9802-0423/RYAN,K.