Tennessee
Map #52-1-117

Michael Chaffee
CHL #4931381

BOOK 11558 PAGE 830

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 3, 1996, and recorded in Book 10188, Page 934 in the Register's Office of Davidson County, Tennessee, Michael Chaffee and wife, Kathryn Chaffee, conveyed to Leslie A. Dennis, Trustee(s), 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 11487, Page 237 in the Register's Office of said County; 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 said Deed of Trust by which advertisement the sale was appointed to be held on June 16, 1999, at the Main (South) Door of the Courthouse 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, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of Eighty Thousand Three Hundred Eighty-Five and 94/100 Dollars; and,

[illegible] 10.00

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 of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, 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 Madison, County of Davidson, State of Tennessee, to-wit:

Tract 1: Being Lots No. 1 and 2 on the Plan of Madison Company's Subdivision at Madison, Tennessee, as of record in Din Book 547, Page 164, Register's Office for said County. Said Lot No. 1 and 2 front together 100 feet on the northerly side of Neelys Bend Rd. between parallel lines 190 feet to a dead line. Tract 2: Being the westerly 8 feet on Lot No. 1 of Block "A" on the Plan of Crittenden Estates as of record in Book 974, Page 69, Register's Office for said county. Said part of Lot No. 1 fronts on the northerly side of Neelys Bend Rd. and runs back between road and runs back between parallel lines 165 feet to a dead line.

Michael Chaffee and Kathyrn Chaffee obtained title to the above referenced real estate by Deed of record in Book 9019, Page 810, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the 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 Arnold M. Weiss, 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.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	10.00
Publication Expense	249.00
Attorney's Fees and Trustees Fees	500.00
Credit on Note	79,626.94
	$80,385.94

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on June 16, 1999 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 16, 1999 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss 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.

NOTARY PUBLIC

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
233 Neelys Bend Road,
Madison, Tennessee 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
C/o Countrywide Home Loans, Inc.
6400 Legacy Drive
Plano, TX 75024

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF
6-16 19 99
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-19-2001

KATHY S RUFFIN NOTARY PUBLIC AT LARGE COMM. EXP. 6-19-2001 SHELBY CO., TN

99 JUL -6 AM 10:42
WILL HARRELL REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
06077990

MAIL ENV.