20-4-0003315 IRWIN, Wilton W.

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 71-11-187	PROPERTY ADDRESS 325 Gatewood Avenue Nashville, Tennessee 37207
SEND TAX NOTICES TO: Loan Guaranty Officer Veterans Administration Regional Office 110 9th Avenue, South, Nashville, TN 37203	THIS INSTRUMENT PREPARED BY: Thomas M. Moore, Attorney VA Regional Office, Nashville, Tennessee

TRUSTEE'S DEED BOOK 5197 PAGE 64

WHEREAS, by Deed of Trust, dated February 27, 1973, of record in the Register's Office for Davidson County, Tennessee, in Book 4684, Page 538, Wilton W. Irwin conveyed to Joe A. Benedict, Trustee, a certain tract or parcel of land in Nashville, County of Davidson, and State of Tennessee, to wit:

> Being Lot No. 28 on the Map of Trinity Heights Addition as of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.

REFERENCE is made for prior title to Book 4684, Page 536, Register's Office for Davidson County, Tennessee.

SEP 15 MISC B* 4.00 * 4.00

WHEREAS, said Deed of Trust was executed to secure the payment of the indebtedness therein described, which indebtedness was represented by a Note of even date with such Deed of Trust, payable in monthly installments; and said Note providing that the entire principal sum and accrued interest will become payable without notice in the event of default in the payment of said installments; and

WHEREAS, default was made in the payment of said installments and such default was not made good, and the owner of the indebtedness declared the entire balance of said indebtedness due and payable; and

WHEREAS, demand was made upon me as Trustee by the owner of the indebtedness to foreclose said Deed of Trust in accordance with the terms and provisions therein contained; and acting pursuant to the power and authority vested in me by said Deed of Trust, I did advertise the sale of said property according to the terms and provisions of said Deed of Trust, and according to law, and did on September 15, 1977, /, at the at 11:00 a.m. Front Door of the Courthouse in Nashville, Davidson County, Tennessee, offer for sale at public outcry to the highest and best bidder for cash in hand, free from the equity of redemption, homestead and dower, and all

other equities, the property hereinabove described, when The Administrator of Veterans' Affairs, an officer of the United States of America, became the purchaser of such property for the sum of Eleven Thousand Four Hundred & Fifty Dollars & no/100 ($ 11,450.00) that being the highest, last and best bid.

NOW, THEREFORE, I, the undersigned, as Trustee, in consideration of the premises, acting pursuant to the power and authority vested in me by the said Deed of Trust, do hereby transfer and convey the property hereinabove described, unto The Administrator of Veterans' Affairs, an Officer of the United States of America, his successors in such office as such, his or their assigns.

TO HAVE AND TO HOLD the said property hereinabove described, together with all the appurtenances belonging to The Administrator of Veterans' Affairs, and I do hereby transfer and assign unto The Administrator of Veterans' Affairs, his or their assigns, all the rights, benefits and protection of the covenants and warranties contained in the said Deed of Trust, but as Trustee only and not otherwise.

The proceeds of the sale, less expenses of the sale, have been applied toward the payment of said indebtedness in compliance with the terms of the Deed of Trust.

WITNESS my hand this the 15th day of September, 19 77.

Joe A. Benedict

JOE A. BENEDICT
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Linda S Jones, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, Joe A. Benedict, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Trustee for the purposes therein contained.

WITNESS my hand and Official Seal this the 15th day of September, 19 77.

Linda S Jones

Notary Public

My Commission expires: 12-5-79.

VA Form 26-121(320)
July 1968

IDENTIF. REFERENCE

SEP 15 11 09 AM '77

FELIX E. DYER
DAVIDSON COUNTY, TENN.

E 26133