20-4-0006044

Bull Run Road, Route 3
Ashland City, Tennessee 37015

Loan Guaranty Officer(264)
Veterans Administration Regional Office
110 9th Avenue South, Nashville, TN 37203

Jerry D. Stringer Attorne
VA Regional Office, Nashville, TN 37203

TRUSTEE'S DEED

BOOK 6864 PAGE 902

WHEREAS, by Deed of Trust, dated May 1, 1983, of record in the Regis-ter's Office of Davidson County, Tennessee, in Book 6036, Page 960, Ronald Lee Phelps and wife, Wendell L. Phelps, conveyed to Paul E. Marcum & Billy Higginbotham, Trustees (either one of which is empowered by said Deed of Trust to act alone in the execution of the powers conferred by the instrument) a certain tract or parcel of land in Springfield, County of Davidson. State of Tennessee, described as follows:

A tract of land lying in the 13th Civil District of Davidson County, Tennessee, according to a survey by Cummings & Cummings, Surveyors, of record in Book 4885, page 73, Register's Office for said County and described as follows:

Beginning at an iron pin in the northwesterly margin of Bull Run Road, said pin lying in the Southwesterly line of the property conveyed to Wayne Fisher and wife, by deed from J. L. Gallaher, as of record in Book 3308, page 184, Register's Office for said County; thence with said Fisher's southwesterly line North 26 degrees 15' West 400 feet+ to an iron pin at Fisher's west corner; thence South 63 degrees 45' West 226 feet to an iron pin; thence South 26 degrees 15' East 404.1 feet to an iron pin in the northwesterly margin of said road; thence with the northeasterly margin of said road North 62 degrees 42' East 226 feet to the beginning, containing 2.2 acres, more or less.

WHEREAS, the undersigned Paul D. McAllister, Substitute Trustee, was designated as such by the holder of the indebtedness by an instrument dated 2/26/86, and recorded in the Register's Office for Davidson County, Tenessee, in Book 6791, Page 839, such designation being pursuant to and in conformity with the provisions of the said Deed of Trust above mentioned; and

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 Substitute 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 Thursday, May 8, 19 86/, at the Front Door at 2:15 p.m. 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

VA Form 26-120(320)
July 1968

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 TWENTY FOUR THOUSAND NINE HUNDRED TEN DOLLARS ($ 24,910 ) that being the highest, last and best bid.

NOW, THEREFORE, I, the undersigned, as Substitute 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 Substitute 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 8th day of May , 19 86 .

Paul D. McAllister
PAUL D. MCALLISTER
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Deborah L. Beecher, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, Paul D. McAllister, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Substitute Trustee for the purposes therein contained.

WITNESS my hand and Official Seal this the 8th day of May , 19 86 .

Deborah L. Beecher
Notary Public DEBORAH L. BEECHER

My Commission expires: 9/9/89 .

D 3363

IDENTIFICATION REFERENCE

MAR 22 10 11 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

VA Form 26-6321 (32)
July 1968