Reg. Fee 6

rej509:07/24/86

BOOK 6929 PAGE 231

FROM: MARC T. MCNAMEE
SUBSTITUTE TRUSTEE

TO: VETERAN'S ADMINISTRATION MORTGAGOR: CHARLES E. HORSWILL AND WIFE, DOROTHY HORSWILL

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Veteran's Administration 110 Ninth Avenue South Nashville, TN 37203	SAME	83-7; 102

This instrument prepared by: DEARBORN & EWING, 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 37,935.00.

Robin E. Jones
Affiant

Subscribed and sworn to before me, this the 25th day of July, 1986.

D Williams Log Reg
Notary Public

My Comm. Expires: _____

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated May 20, 1985, of record in Book 6562, page 257, Register's Office for Davidson Tennessee, hereinafter referred to as "Deed of Trust", Charles E. Horswill and wife, Dorothy Horswill, conveyed to Larry E. Hamilton and Ronald L. Zenke, either of whom may act, Trustees, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 6890, page 874, Register's Office for Davidson County, Tennessee, appointed Marc T. McNamee, Substitute Trustee, in the place and stead of Larry E. Hamilton and Ronald L. Zenke, Trustees; and

WHEREAS, the owner and holder of the indebtedness directed Marc T. McNamee, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Marc T. McNamee, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 Noon, on July 25, 1986, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the statutory right of redemption, and all equities of redemption, homestead, dower, and all other rights and exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on July 3, July 10, and July 17, 1986; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Veteran's Administration, acting through its agent, Dominion Bancshares Mortgage Corporation, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Marc T. McNamee, Substitute Trustee, pursuant to the bid of Veteran's Administration, acknowledges receipt of the sum of Thirty seven - five hundred thirty five Dollars ($ 37,535.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Veteran's Administration, its successors and assigns, the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the easterly part of Lot No. 1, Block "A" on the plan of Tillman Subdivision, Part 1, of record in Book 1130, page 29, Register's Office for Davidson County, Tennessee; and described according to a survey by John B. Kohl, III, dated April 9, 1985, as follows:
>
> Said part of Lot No. 1, which is a corner lot, fronts 59.3 feet (49.8 feet, more or less, by field measure) on the westerly margin of Powers Avenue and fronts 132.55 feet (112 feet by field measure) on the southerly margin of Tillman Avenue, said frontages being joined by a curve having a length of 31.41 feet, and extends back 150 feet (140.9 feet, more or less, by field measure) on the southerly line and 70 feet on the westerly line to a point of intersection.
>
> Being the same property conveyed to Charles E. Horswill and wife, Dorothy Horswill, by deed from Harold Goodwin and wife, Lois G. Goodwin of record in Book 6562, page 254, Register's Office for Davidson County, Tennessee.

This is improved property known as 725 Powers Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Veteran's Administration, its successors and assigns, forever; and Marc T. McNamee, Substitute Trustee, does hereby transfer, assign, and set over unto Veteran's Administration, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said March T. McNamee, Substitute Trustee, has executed this instrument on this the 25th day of July, 1986.

248852 IDENTIFICATION REFERENCE Jul 25 12 09 PM '86 FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN

Marc T. McNamee, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Marc T. McNamee, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 25th day of July, 1986.

ROBIN E. JONES NOTARY PUBLIC AT LARGE STATE OF TENN.

Notary Public

My Commission Expires: 10/24/88

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6929 PAGE 233

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

37535.00- CONT.
105.00 CSTAX
.50 RFEE
6.00 MOF
CHECK 111.50-
2273A07/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 4 8 5 2

IDENTIFICATION REFERENCE

JUL 25 12 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 275543