This instrument prepared by: Return to
William P. Dougan, Attorney at Law
401 Davidson Road, Nashville, TN 37205

Map/ Parcel No. 150-2/241

Fld. Bk. 02D-74061

This is improved property at:

1109 Mary Ellen Court
Nashville, TN 37217

SEND TAX BILLS TO:

SECRETARY OF VETERANS AFFAIRS
110 9th Ave. South
Nashville, TN 37203

OWNER: PAUL DONALD JAMES, JR.

MTG. CO. Unifirst 86-22207861

VA/FHA# LH369 858

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer, is $62,059.00. Tax Exempt

William P. Dougan
Affiant

Subscribed and sworn to before me, this 20th day of October, 1989.

K. McRogers
Notary Public

My Commission Expires: 11/21/92

9197 10/24 0101 03CHECK 6.00

## SUCCESSOR TRUSTEE'S DEED

BOOK 7966 PAGE 415

Whereas, PAUL DONALD JAMES, JR. and wife, CHERYL DARLENE JAMES executed a deed of trust on the 29th day of January, 1988, which was recorded in Trust Deed Book 7461, Page 40, Register's Office of Davidson County, Tennessee, conveying to R. Conner McAllister, Trustee(s), the hereinafter described property to secure payment to Bailey Mortgage Company, a promissory note fully described in said deed of trust; and

Whereas, default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and UNIFIRST BANK FOR SAVINGS, F. A., holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 7919, Page 943, in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

Whereas, William P. Dougan, as Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee advertised the said real estate as required by the terms of said deed of trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of the payment of said note, interest and costs, and pursuant to said advertisement, on October 18, 1989 at the front door of the Court House in Davidson County, Tennessee, at 1:36 P.M., the said William P. Dougan, Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, dower and homestead, as provided in said deed of trust; when UNIFIRST BANK FOR SAVINGS, F. A., being the highest and best bidder,

became the purchaser at the price of $ 62,059.00 , and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan do at the express direction of Unifirst Bank for Savings, F.A., transfer and convey as Substitute Trustee, unto the Secretary of Veterans Affairs, its successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson , State of Tennessee, together with all hereditaments and appurtenances appertaining to-wit:

LAND in Davidson County, Tennessee, being Lot No. 149 A, of the Zone Lot Division of Lots 148 thru 154 Harbor Gate Subdivision Section Two, as of record in Plat Book 6900, Page 251, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Paul Donald James, Jr. and wife Cheryl Darlene James by deed of record in Book 7461, Page 37, said Register's Office.

76096

IDENTIF. REFERENCE

OCT 24 8 48 AM '89

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

TO HAVE AND TO HOLD THE same unto the said Secretary of Veterans Affairs , its successors and assigns, forever William P. Dougan covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, William P. Dougan , Substitute Trustee, has hereunto set his hand on this 20th day of October 20, 1989.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of October , 19 89 , before me personally appeared William P. Dougan , Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and seal.

NOTARY PUBLIC

K. W. Rogers
Notary Public

MY COMMISSION Expires:

11/21/92