Name and address of new owner:
Secretary of Veteran's Affairs
110 9th Avenue, South
Nashville, TN 37203

Send tax bills:
Same

Prepared by:
D. W. McMackin
McMackin, Garfinkle, McLemore & Walker
219 Fifth Avenue, N.
P. O. Box 2758
Nashville, TN 37219-2758

150-01-265
2D62025

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated November 24, 1982, and recorded in Book 5970, page 424, Register's Office, Davidson County, Tennessee, Allan P. Brooks, unmarried, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated July 24, 1989, and recorded in Book 7898, page 591, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D. W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D. W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D. W. McMackin, Substitute Trustee, did give 20 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of September 21, 28 and October 5, 1989, stating that on October 13, 1989, at 12:10 p.m. at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are

expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D. W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to National Mortgage Company who has heretofore assigned its interest in said bid to the Secretary of Veteran's Affairs for $62,827.00, which amount was the highest, best and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D. W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Secretary of Veterans' Affairs (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 748 on the plan of Section 17, Edge O'Lake Estates, of record in Book 4460, page 44, Register's Office for said County.

Said Lot No. 748 fronts 75.0 feet on the northerly margin of Desplane Drive and extends back 161.03 feet on the easterly line and 144.16 feet on the westerly line to a dead line in the rear, measuring 91.29 feet thereon.

Being the same property conveyed to Allan P. Brooks, unmarried, by deed from Herman H. Guthrie, Jr. and wife, Barbara J. Guthrie, of record in Book 5970, page 421, Register's Office, Davidson County, Tennessee.

This is improved property located at 2855 Desplane Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can

or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 13th day of October, 1989.

D. M. McMackin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. M. McMackin, 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 Nashville, TN, on this the 13th day of October, 1989.

Camille K. Wilder
Notary Public

My Commission Expires: October 9, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $62,827.00.

D. M. McMackin, Substitute Trustee
Affiant

Subscribed and sworn before me, this 13th day of October, 1989.

Camille K. Wilder
Notary Public

My Commission Expires: October 9, 1991

76500

IDENTIF. & REFERENCE

OCT 25 12 14 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

REC'D 10 25 0101 0234ED 9.00