Mail

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

Map/ Parcel No. 119-6/37

Fld. Bk. 06DA-14754

This is improved property at:

96 Jay Street
Nashville, TN 37211

SEND TAX BILLS TO:

Secretary of Veterans Affairs
Loan Guaranty Office - Bill Fields
110 9th Ave. South
Nashville, TN 37203

OWNER: Belcher, Jerry D. & Doris Belcher

MTG. CO. Benefact J-26709

VA/FHA# 340312 CFM907925-7 (Commercial Federal Mtg.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer, is $ 41,397.00.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 21st day of March, 1990.

K. D. Borgers
Notary Public

My Commission Expires: Nov. 21, 1990

SUCCESSOR TRUSTEE'S DEED

BOOK 8070 PAGE 776

Whereas, JERRY D. BELCHER and wife, DORIS J. BELCHER executed a deed of trust on the 19th day of December, 1985, which was recorded in Trust Deed Book 6746, Page 201, Register's Office of Davidson County, Tennessee, conveying to Roger K. Yates, Trustee(s), the hereinafter described property to secure payment to Homeland Mortgage Corporation, a promissory note fully described in said deed of trust; and 5054 03/23 0101 03CHECK 6.00

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 COMMERCIAL FEDERAL MORTGAGE, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 8025, Page 403, 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 March 19, 1990 at the front door of the Court House in Davidson County, Tennessee, at 12:00 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 COMMERCIAL FEDERAL MORTGAGE, being the highest and best bidder,

became the purchaser at the price of $ 41,397.00, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan at the direction of COMMERCIAL FEDERAL MORTGAGE, do hereby sell, transfer and convey as Substitute Trustee, unto the said 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:

DAVIDSON COUNTY TN. MAR 23 9 27 AM '90 IDENTIF. TREFERENCE 13036

BEING Lot No. 1, a part of the W. C. Miller Home Place, Sterling Heights Subdivision, Section 2, of record in Book 1424, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Jerry D. Belcher and wife, Doris J. Belcher by deed of record in Book 6746, Page 198, said Register's Office.

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 21st day of March, 1990.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of March, 1990, 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.

MY COMMISSION Expires:

Nov. 21, 1992

K. D. Borgers
Notary Public