This instrument prepared by:

Mail

William P. Dougan
Attorney at Law
401 Davidson Road
Nashville, TN 37205

Map/Parcel No. 52 - 5 / 253
Fld. Bk. 11D-77457

OWNER: BUCK, DOUGLAS O. & CLAUDIA

GOODWIN MTG. # 379883
VA # LH-382680
STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 53,436.00. (Tax Exempt)

William P. Dougan
Affiant

THIS IS IMPROVED PROPERTY AT:

890 Idlewild Drive
Nashville, TN 37115

SEND TAX BILLS TO:

Veterans Administration
110 9th Avenue South
Nashville, TN 37203

Subscribed and sworn to before me, 14th day of January, 1991.

K.D. Borgers
Notary Public

My Commission Expires: 11/21/92

NOTARY PUBLIC

SUCCESSOR TRUSTEE'S DEED

Whereas, Douglas O. Buck and wife Claudia G. Minton Buck executed a deed of trust on the 17th day of October, 1989, which was recorded in Book 7965, Page 963, Register's Office of Davidson County, Tennessee, conveying to Richard P. Sims, Trustee, the hereinafter described property to secure payment to Tennessee Mortgage Corporation, of 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 GOODWIN MORTGAGE CORPORATION, holder of said note has demanded of the Successor Trustee, appointed by an instrument in Book 8248, Page 783, 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 January 14, 1991, at the front door of the Court

House in Davidson County, Tennessee, at 12:00 Noon, local time, 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 GOODWIN MORTGAGE CORPORATION, being the highest and best bidder, became the purchaser at the price of $ 53,436.00.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES, I WILLIAM P. DOUGAN, do at the express direction of GOODWIN MORTGAGE CORPORATION convey as Substitute Trustee, unto the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is c/o Director, VA Regional Office, 110 9th Avenue, South, Nashville, TN 37203, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson County, State of Tennessee, together with all hereditaments and appurtenances appertaining to wit:

Land in Davidson County, Tennessee, being Lot No. 3 and the westerly part of Lot No. 2 as shown on the survey of part of Lot No. 10, of the Subdivision of Lots Nos. 35, 36, and 37 of the subdivision of part of H. B. Chadwell Tract according to a survey by G. Barry Greer & Associates, land surveyor, dated June 5, 1972, revised April 18, 1975, and described according to such survey as follows:

BEGINNING at an iron pin, the southeast corner of the property conveyed to Nashville Boys Club, Inc., by Deed of record in Book 4335, page 159, Register's Office for Davidson County, Tennessee, such beginning point being 201.94 feet, more or less, N 67 deg. 51' 25" W from an iron pin set on the west line of Lot No. 31; thence N 67 deg. 51' 25" W a distance of 142.5 feet along a fence; thence along a hedge and wire fence N 20 deg. 38' 25" E a distance of 82.92 feet to an iron pin ; thence S 66 deg. 24' 22" E 118.20 feet to an iron pin; thence N 28 deg. 41' 51" E 25.0 feet to an iron pin; thence S 68 deg. 00' 33" E 38.0 feet, more or less, to a point in the centerline of an asphalt driveway; thence with suck centerline S 26 deg. 30' 00 ' W 31.5 feet to the beginning of a curve to the right; thence with said curve southwesterly 31.0 feet, more or less, to a point; thence leaving said driveway centerline, S 21 deg. 52" W 45.5 feet to the beginning.

This conveyance includes easement for ingress and egress to Idlewild Drive as of record in Book 4900, page 743, Register's office for Davidson County, Tennessee.

BEING the same property conveyed to Douglas O. Buck and wife Claudia G. Minton Buck by deed from Andy D. Hunter and wife Cathy Hunter, of record in Book 7965, page 960, said Register's office.

TO HAVE AND TO HOLD THE same unto the said Secretary of Veterans Affairs, his 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 14th day of January, 1991.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ON this 14th day of January, 1991, 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:

11/21/92

K.D. Bogle
Notary Public

NOTARY PUBLIC

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IDENTIF. REFERENCE

JAN 16 [illegible] 91

FELIX [illegible]
DAVIDSON COUNTY, TN.