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47584

This instrument prepared by:

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

Map/Par. No. 052-07/0/03100
Fld. Bk. 11D-42970

OWNER: Brewington, Ricky P.
Brewington, Deborah

Assoc. Natl. # 091652-8
VA # LH-370220
STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 47,611.00. (Tax Exempt)

IDENTIFICATION

SEP 17 3 33 PM '91

William P. Dougan
Affiant

THIS IS IMPROVED PROPERTY AT:

1009 Neely's Bend Road
Nashville, TN 37115

SEND TAX BILLS TO:

Veterans Administration
110 9th Avenue South
Nashville, TN 37203

Subscribed and sworn to before me, 21st day of August, 1991.

K. D. Bowers
Notary Public

My Commission Expires: Nov. 21, 1992

NOTARY PUBLIC

SUCCESSOR TRUSTEE'S DEED

Whereas Ricky P. Brewington and wife Deborah S. Brewington executed a deed of trust on the 10th day of March, 1988, which was recorded in Book 7490, Page 956, Register's Office of Davidson County, Tennessee, conveying to David J. Guilford, Trustee, the hereinafter described property to secure payment to Barclays American/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 Associates National Mortgage Corporation, holder of said note has demanded of the Successor Trustee, appointed by an instrument in Book 8380, Page 621, 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 August 21, 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 Associates National Mortgage Corporation, being the highest and best bidder, became the purchaser at the price of $ 47,611.00. The sale price being less than the indebtedness, there was no surplus of proceeds from the sale.

WHEREFORE, IN CONSIDERATION OF THE PREMISES, I William P. Dougan, do at the express direction of Associates National 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. 4 of Block "A" on the unrecorded Map of Home Acres Subdivision by the Laymen Foundation, and described as follows:

BEGINNING at a point in the north margin of Neely's Bend Road at the corner of Lot Nos. 4 & 5; thence with the line between said lots northerly 269.7 feet to an iron pin; thence easterly along the back line of said Lot No. 4 for a distance of 100 feet to an iron pin; thence southerly along a line, the same being the boundary line of Lots 3 and 4 for a distance of 275 feet to an iron pin in the margin of Neelys Bend Road; thence in a westerly direction along the margin of Neelys Bend Road for a distance of 48.5 feet to an iron pin; thence northerly for a distance of 5 feet to an iron pin; thence westerly for a distance in a line for a distance of 51.5 feet to an iron pin, the same being the point of beginning.

BEING the same property conveyed to Ricky P. Brewington and wife Deborah S. Brewington, by deed of record in Book 7490, page 953, Register's office for Davidson County, Tennessee.

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 21st day of August, 1991.

William P. Dougan
Substitute Trustee

03CHECK 6.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ON this 21st day of August, 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.

L P Bowers
Notary Public

NOTARY PUBLIC

My Commission Expires:

Nov. 21, 1992