Roger J. Nenninger
Loan No. 102080

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

Send tax bills:
Same

Prepared by:
David W. McMackin
McMACKIN, GARFINKLE, McLEMORE & WALKER
P.O. Box 2758
Nashville, TN 37219-2758

Map & Parcel No.
61-15-67
15DZ21070

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated July 29, 1983, recorded in Book 6106, page 710, Register's Office, Davidson County, Tennessee, Roger J. Nenninger and wife, Nancy Lynne Nenninger, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated August 9, 1991, and recorded in Book 8420, page 677, 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 21 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 October 3, 10 and 17, 1991,

stating that on October 25, 1991, at 12:00 noon 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 Veterans Affairs for $29,279.00, 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. 10, except a small triangle out of the northwest corner thereof, and also including a small triangle out of the southeast corner of Lot No. 8 on the Map of Kennedy and Graves Plan of Monte Vista, of record in Book 421, page 143, Register's Office for said County and described more particularly as follows: BEGINNING at a point in the center line of McAlpine Avenue at the corner of Lots 10 and 12; thence with the line between said lots southerly 388.6 feet to a point; thence westerly 122.1 feet to a point which is 9 feet west of the corner of Lots Nos. 8 and 10; thence northerly crossing the line between Lots Nos. 8 and 10 at 149.4 feet and continuing northerly 237.4 feet to a point in the center line of McAlpine Avenue, which is 14.4 feet east of the corner of Lots Nos. 10 and 12.
>
> Being the same property conveyed to Roger

J. Nenninger and wife, Nancy Lynne Nenninger, by deed from Lois C. Barnhill, unmarried, of record in Book 6106, page 707, Register's Office, Davidson County, Tennessee, and being the same property conveyed to Nancy Lynne Nenninger by final divorce decree in the Probate Court of Davidson County, Tennessee, being Case No. 89D3307, of record in Book 8048, page 660, said Register's office.

This is improved property located at 1134 McAlpine Avenue, Madison, Tennessee 37115.

The above legal description is identical to the legal description in the previous deed of record.

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 25th day of October, 1991.

D.W. McMackin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. 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, Tennessee, on this the 25th day of October, 1991.

Camille K. Wilder
Notary Public

My Commission Expires: September 16, 1995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $29,279.00.

D.W. McMackin
Affiant Substitute Trustee

Subscribed and sworn before me, this 25th day of October, 1991.

Camille K. Wilder
Notary Public

My Commission Expires: September 16, 1995

NOV 8 12 03 PM '91
IDENTIFICATION REFERENCE
6 0 8 2 3