Harley I. Tosh
Loan No. 424702

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 198947
Nashville, TN 37219

Map No. 119-5-237
Parcel No. 06DA14533

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated June 14, 1991, recorded in Book 8377, page 9, Register's Office, Davidson County, Tennessee, Harley I. Tosh, unmarried, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated May 8, 1992, and recorded in Book 8630, page 160, 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 June 25, July 2, and 9, 1992, stating that on July 17, 1992, 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 $38,241.00, 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 the middle 50 feet of Lots Nos. 177, 178 and 179 on the map of the resubdivision of Lots Nos. 3, 4 and parts of Lots Nos. 5 and 6 in Cumberland Nurseries, as of record in Book 332, page 148, Register's Office for said County.
>
> Said parts of Lots Nos. 177, 178 and 179 fronts 50 feet on the southerly side of Elberta Street and runs back between parallel lines, 156 feet to the northerly line of Lot No. 176 in said subdivision.
>
> Being the same property conveyed to Harley I. Tosh, unmarried, by deed from R. Christopher Cothron and wife, Linda F. Cothron, of record in Book 8377, page 6, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 115 Elberta Street, Nashville, Tennessee 37210.
>
> 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 17th day of July, 1992.

D.W. 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.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 17th day of July, 1992.

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 $38,241.00.

D.W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn before me, this 17th day of July, 1992.

Camille K. Wilder
Notary Public

My Commission Expires: September 16, 1995

3307U

IDENTIF. REFERENCE

JUL 31 3 15 PM '92

REGISTER'S OFFICE
DAVIDSON COUNTY TN.

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