Edwin Lee Farmer
Loan No. 451629

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. 105-13-48
Parcel No. 22W09975

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated January 1, 1988, recorded in Book 7733, page 966, Register's Office, Davidson County, Tennessee, Edwin Lee Farmer and wife, Virginia Illene Farmer, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated December 6, 1991, and recorded in Book 8523, page 553, 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 July 8, 15, and 21, 1993, stating that on July 30, 1993, 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 Tennessee Housing Development Agency who has heretofore assigned its interest in said bid to the Secretary of Veterans Affairs for $37,166.00, 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 easterly part of Lot No. 350 on the plan of Resubdivision-Part of Belmont Land Co. Sub. of Belmont Heights, of record in Book 421, page 71, said Register's Office, and further described by a survey of John Kohl and Company, dated October 20, 1988, as follows:
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> Beginning at a point in the northerly margin of Ashwood Avenue, said point being the southeasterly corner of Colin A. Walker property of record in Book 5383, page 53, said Register's Office and running eastwardly with said northerly margin of Ashwood Avenue 23.62 feet, more or less, to a curve; thence, northeastwardly around said curve, 40.61 feet to a point in the westerly margin of 12th Avenue South, formerly known as Granny White Pike or Middle Franklin Pike; thence northwardly with said westerly margin of 12 Avenue South 104.67 feet, more or less, to a curve; thence, around said curve northwestwardly 30.33 feet to a point in the southern margin of an alley; thence, westwardly with said alley 28.05 feet, more or less; thence, southwardly with the Colin A. Walker property 150 feet more or less, to the point of beginning.
>
> Being the same property conveyed to Edwin Lee Farmer and wife, Virginia Illene Farmer, by deed from John E. Ensley and wife, Debra R. Ensley, of record in Book 7733, page 963, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 1200 Ashwood Avenue, Nashville, Tennessee 37212.
>
> 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 30th day of July, 1993.

D.W. McMackin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

[illegible] 12.00

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 30th day of July, 1993.

Lori Wilson
Notary Public

My Commission Expires: 1-25-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $37,166.00.

D.W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn before me, this 30th day of July, 1993.

Lori Wilson
Notary Public

My Commission Expires: 1-25-97

49023
IDENTIFICATION REFERENCE

93 AUG -5 PM 2:35
REGISTER
DAVIDSON COUNTY, TN