James R. Jackson
Loan No. 406088

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 and Parcel No.
72-16-211
15DA37265

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated December 22, 1987, recorded in Book 7436, page 237, Register's Office, Davidson County, Tennessee, James R. Jackson and wife, Rita J. Jackson, conveyed to Phillip E. Hill, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated May 19, 1993, and recorded in Book 8975, page 610, 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 15, 22, and 29, 1993, stating that on August 6, 1993, at 12:10 p.m. 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 $41,708.00, 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. 46 on the Plan of Porter Heights - Part 2, of record in Book 1424, page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to James R. Jackson and wife, Rita J. Jackson, by deed from Harold C. Caudle and wife, June A. Caudle, of record in Book 7436, page 234, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 1508 Hayden Drive, Nashville, Tennessee 37206.
>
> 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 6th day of August, 1993.

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 6th day of August, 1993.

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 $41,708.00.

Affiant

Subscribed and sworn before me, this 6th day of August, 1993.

Notary Public

My Commission Expires: 1-25-97

51126
IDENTIF. ↑ REFERENCE

93 AUG 11 PM 2:55

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

8755 08/11 0101 03CHECK 12.00