Paul B. Berry
Loan No. 123892

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.
83-12-88
15DA43005

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated June 23, 1986, recorded in Book 6909, page 766, Register's Office, Davidson County, Tennessee, Paul B. Berry and wife, Gloria D. Berry, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

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WHEREAS, by instrument dated March 1, 1993, and recorded in Book 8905, page 403, 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 13, 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 National Mortgage Company who has heretofore assigned its interest in said bid to the Secretary of Veterans Affairs for $65,889.00, 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. 219 on the Plan of Eastland Acres Subdivision, Section V, as shown by Plan of record in Plat Book 2330, page 84 in the Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Paul B. Berry and wife, Gloria D. Berry, by deed from June J. Watson Freeman, of record in Book 6370, page 102, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 2605 Brittany Drive, Nashville, Tennessee 37206.
>
> The above legal description is identical to the legal description in the previous deed of record.

The Internal Revenue Service has filed a tax lien(s) against Paul B. Berry and Gloria D. Berry, of record in Book 8039, page 650, and Book 8039, page 654, Register's Office, Davidson County, Tennessee. The Notice required by 26 U.S.C. § 7425(b) has been timely furnished to the United States and the sale of the above-described real property will be subject to the right of the United States to redeem subject real property.

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 13th day of August, 1993.

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 13th day of August, 1993.

Lori Wilson
Notary Public

LORI WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-25-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $65,889.00.

D.W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn before me, this 13th day of August, 1993.

Lori Wilson
Notary Public

LORI WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-25-97

52851
IDENTIFICATION REFERENCE

93 AUG 17 PM 1:11
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.