94-9465-SF (0001) TN17V

BOOK 9603 PG 206

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This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
83-13 413

New Owner - Send Tax Bills:
THE SECRETARY OF VETERANS AFFAIRS
110 NINTH AVE. SOUTH
NASHVILLE, TN. 37203

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Eighteenth day of December, 1992, NELDIA J. MOORE, was named Trustee in a Deed of Trust of even date executed by RICARDO DAVILA-OTERO, UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $42,018.00, principal and interest at 7.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 8825, Page 78, and rerecorded on February 3, 1993 in Book 8855, Page 675, and rerecorded on April 6, 1993 in Book 8908 484, Page, in the Register's Office for DAVIDSON County, Tennessee; and

WHEREAS, I. DYKE TATUM, was appointed Substitute Trustee under said Deed of Trust by instrument of record in*in the Register's Office for DAVIDSON County, Tennessee; I, I. DYKE TATUM, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: January 26, 1995 / February 2, 1995 / February 9, 1995, in THE NASHVILLE RECORD, a newspaper published in DAVIDSON County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust. ***Book 9561, Page 59, & ReRecorded in Book 9576, Page 635**

PURSUANT to said advertisement on Friday, February 24, 1995, at 11:00 A.M., at FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, TENNESSEE, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time SECURITY FINANCIAL & MORTGAGE CORPORATION, P. O. BOX 31912, ST. LOUIS, MO, submitted the highest and best bid in the amount of $ **31,778.00** .

AND, WHEREAS, for value consideration SECURITY FINANCIAL & MORTGAGE CORPORATION, P. O. BOX 31912, ST. LOUIS, MO, has assigned its bid over to its successor in interest, THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, and has instructed the Substitute Trustee to convey to THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, as its assignee and successor.

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to THE SECRETARY OF VETERANS AFFAIRS its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY IN NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

BEING LOT NO. 95, BLOCK K, ON THE PLAN OF LINDSLEY HOME PLACE, OF RECORD IN MINUTE BOOK 2, PAGE 92, CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 95 FRONTS 50.0 FEET ON THE NORTHERLY MARGIN OF FATHERLAND STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 159.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO RICARDO DAVILA-OTERO BY LIMITED WARRANTY DEED FROM UNION PLANTERS NATIONAL BANK OF RECORD IN BOOK 8825, PAGE 75, RERECORDED IN BOOK 8855, PAGE 673, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY BEING FURTHER CONVEYED FROM RICARDO DAVILA-OTERO TO RONALD E. UNDERWOOD, AS TRUSTEE, WHO SUBSEQUENTLY CONVEYED SAID PROPERTY BACK TO RICARDO DAVILA-OTERO AND TERRY W. ACTON, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY QUITCLAIM DEED OF RECORD IN BOOK 8855, PAGE 680, SAID REGISTERS OFFICE.

I, I. DYKE TATUM, Substitute Trustee, convey to THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand and official seal at NASHVILLE, Tennessee, this Twenty-fourth day of February, 1995.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named I. DYKE TATUM, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at NASHVILLE, Tennessee, this Twenty-fourth day of February, 1995.

Melanie L Brown
Notary Public

My Commission Expires: 11/28/98.

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $31,778.00.

Affiant

Subscribed and sworn to before me, this Twenty-fourth day of February, 1995.

Melanie L Brown
Notary Public

My Commission Expires: 11/28/98.

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203

36886
IDENTIFICATION REFERENCE
95 FEB 24 AM 11:09
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

8-00 0101 0214 CKCHECK