BK 9652 853

David A. Easler
Boatmen's National Mortgage Loan No. 423248
VA No. 2-03774960000

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.
136-3-7
020X00560

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated January 3, 1989, recorded in Book 7744, page 689, Register's Office, Davidson County, Tennessee, David A. Easler and wife, Brenda F. Easler, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated July 1, 1994, and recorded in Book 9419, page 87, 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 March 9, 16, and 23, 1995, stating that on April 5, 1995, 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 Boatmen's National Mortgage, Inc., who has heretofore assigned its interest in said bid to the Secretary of Veterans Affairs, for $101,942.00, 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. 98 on the Plan of Priest Lake Park, Section II of record in Plat Book 4175, page 56, 57 and 58, (as revised in Plat Book 4470, page 33), Register's Office for said County, to which reference is made for a more complete description.
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> Together with that portion of adjoining lot 99 of said subdivision added to Lot 98 to correct a driveway encroachment by order of the Chancery Court and of record in Book 4957, page 393, said Register's Office.
>
> Being the same property conveyed to David A. Easler and wife, Brenda F. Easler, by deed from Billy R. Dean and wife, Peggy L. Dean, of record in Book 7744, page 686, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 3865 Lake Aire Drive, Nashville, Tennessee 37217.
>
> 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 5th day of April, 1995.

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 5th day of April, 1995.

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 $101,942.00.

D.W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn before me, this 5th day of April, 1995.

Lori Wilson
Notary Public

My Commission Expires: 1-25-97

51270

95 APR 24 AM 11:15

3827 CHECK 0104 04/24 10:10 CHECK 12.00