Box 50B
MTL

BOOK 9689 PG 319

FROM: THOMAS T. PENNINGTON, SUCCESSOR TRUSTEE

TO: SECRETARY OF VETERANS AFFAIRS

Address New Owner:	Send Tax Bill:	Map-Parcel No.
Secretary of Veterans Affairs Loan Guaranty Division/264 110 Ninth Avenue, South Nashville, TN 37203		Map 8 Parcel 32

This instrument prepared by: Stokes & Bartholomew, P.A., 3310 West End Avenue, 4th Floor, Nashville, Tennessee 37203.

SUCCESSOR TRUSTEE'S DEED

THIS SUCCESSOR TRUSTEE DEED, made and entered into this 2nd day of June, 1995, by Thomas T. Pennington, acting as Successor Trustee as hereinafter provided, to Secretary of Veterans Affairs.

W I T N E S S E T H:

WHEREAS, Donny G. Williams and wife, Teresa K. Williams executed a certain Deed of Trust, dated December 17, 1990, to I. Dyke Tatum, Trustee, of record in Book 8269, page 589, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), which conveyed certain real and personal property in Davidson County, Tennessee, as more particularly described below; and

WHEREAS, by instrument dated March 24, 1995, of record in Book 9628, page 12, Register's Office for Davidson County, Tennessee, the owner and holder of the debt secured by said Deed of Trust, Tennessee Housing Development Agency, appointed Thomas T. Pennington as Successor Trustee in accordance with the provisions contained in said Deed of Trust; and

WHEREAS, as of May 5th, 1995, at 8:00 a.m., Central Standard Time, there were no unreleased tax liens filed by the United States or the State of Tennessee against Donny G. Williams and wife, Teresa K. Williams, in the Register's Office for Davidson County, Tennessee.

WHEREAS, default having been made by failure to comply with the terms, provisions and conditions set forth in that certain Deed of Trust Note secured by Deed of Trust (the "Note"), dated December 17, 1990, executed by Donny G. Williams and wife, Teresa K. Williams, payable to the order of Tennessee Housing Development Agency and in the Deed of Trust, which secures the indebtedness

therein described; the said indebtedness so secured being, among others the Note; and

WHEREAS, the entire indebtedness evidenced by the Note, and secured by the Deed of Trust, is past due and unpaid, and payment not having been made as demanded, and the owner and holder of said indebtedness having requested said Successor Trustee to foreclosure the Deed of Trust as provided therein, the Successor Trustee, after advertisement of sale was duly published in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on May 11, 1995, May 18, 1995 and May 25, 1995, as required by law and by the terms of the Deed of Trust offered the real and personal property securing the Note for sale at public outcry in the hallway inside the front door of the Courthouse, Nashville, Davidson, County, Tennessee, on Friday, June 2, 1995, at 12:00 o'clock noon, in bar of all equities of redemption, homestead, dower and all other rights and exemptions of every kind, all of which are expressly waived in said Deed of Trust, when and where Tennessee Housing Development Agency became the highest and best bidder for cash at the price of Thirty Three Thousand Four Hundred One and No/100---------- Dollars ($33,401.00).

WHEREAS, the said Tennessee Housing Development Agency has assigned its interests in the said property to Secretary of Veterans Affairs, his successors and assigns, and;

NOW, THEREFORE, in consideration of the premises and the payment by Tennessee Housing Development Agency of the sum of Thirty Three Thousand Four Hundred One and No/100---------- ---------- Dollars ($ 33,401.00) cash in hand paid, Thomas T. Pennington acting as Successor Trustee, has bargained and sold, and by these presents does hereby transfer, assign, and convey unto Secretary of Veterans Affairs, his successors and assigns, a certain tract or parcel of land in Joelton, Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being a certain tract of land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the center of Baxter Road, said point being 12.4 feet west of the center of the intersection of Baxter Road and a road leading to the south, and being the southwest corner of the W. T. Cook property (see Book 2332, page 495, and Book 2652, page 76, of the Register's Office for said County); thence North 4 degrees East 361 feet with the W. T. Cook line to an iron pin in the fence line; thence South 68 degrees 10' West 166.2 feet to an iron pin; thence South 0 degrees 30' East 297 feet to the center of Baxter Road; thence with the center of said road South 88 degrees East 125 feet to the point of beginning, containing 1.03 acres, more or less.

Being the same property conveyed to Donny G. Williams and wife, Teresa K. Williams, by deed from Carl Gibson, Sr. and wife, Alberta Gibson, of record in Book 8269, page 586, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Donny G. Williams by quitclaim deed from Teresa K. Williams of record in Book 9276, page 295, said Register's Office.

Together with all the improvements located on the Property, and all privileges and appurtenances, rents, issues, profits, and all fixtures attached to or used in connection with the property.

This is improved property known as 3702 Baxter Road, Joelton, Davidson County, Tennessee 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Secretary of Veterans Affairs, his successors and assigns, in as full and ample a manner as the said Thomas T. Pennington, acting as Successor Trustee, has power to convey the same, but not further or otherwise.

Said property is conveyed subject to any unpaid taxes, mortgages, liens, encumbrances, easements, restrictions and other matters of record or otherwise that are prior in right to the lien of the said Deed of Trust.

IN WITNESS WHEREOF, the said Thomas T. Pennington, acting as Successor Trustee, has hereunto set his hand as of the day and year first above written.

Thomas T. Pennington
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Thomas T. Pennington, Successor Trustee, the within named 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, at office, this 2nd day of June, 1995.

Notary Public

My Commission Expires:

11/22/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, which ever is greater, for this transfer is $33,401.00.

Affiant

Sworn to and subscribed before me
this 2nd day of June, 1995.

Notary Public

My Commission Expires:

11/20/96

0066295
IDENTIF. & REFERENCE

95 JUN -2 PM 1:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7066 06/02 0101 03CHECK 16.00