Stephen Jarrell Shelton
BNMI Loan No. 499636

10016-596

Name and address of new owner:	Send tax bills:	Prepared by:
Secretary of Veterans Affairs 110 9th Avenue South Nashville, TN 37203	Same	David W. McMackin 5200 Maryland Way Suite 105 Brentwood, TN 37027 Map & Parcel No. 82-7-87 20W18150

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated September 7, 1990, recorded in Book 8194, page 550, Register's Office, Davidson County, Tennessee, Stephen Jarrell Shelton, unmarried, conveyed to Stephen G. Waters, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated January 29, 1996, and recorded in Book 9981, page 291, 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 14, 21, and 28, 1996, stating that on April 5, 1996, 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 $38,303.00, 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, described as follows: Beginning on the westerly margin of Meridian Street, 100 feet northerly from the north margin of Hancock Street; thence with the westerly margin of Meridian Street, northerly 50 feet; thence at right angles westerly 174.5 feet, more or less, to the easterly margin of an alley; thence with said alley, southwardly 50 feet; thence easterly 174.5 feet, more or less, to the beginning.
>
> BEING the same property conveyed to Stephen Jarrell Shelton, unmarried, by deed from Thomas W. Ward, unmarried, of record in Book 8194, page 547, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 804 Meridian Street, Nashville Tennessee 37027.
>
> 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.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WITNESS my hand on this the 5th day of April, 1996.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 Brentwood, Tennessee, on this the 5th day of April, 1996.

Notary Public

My Commission Expires: 7/25/98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $38,303.00.

Affiant

Subscribed and sworn before me, this 5th day of April, 1996.

Notary Public

My Commission Expires: 7/25/98

GAIL A. ARPAIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0171799

IDENTIFICATION REFERENCE