SUBSTITUTE TRUSTEE'S DEED BOOK 10194 PG 429

WHEREAS, by Deed of Trust dated the 12th day of February, 1987, and recorded in the Register's Office of Davidson County, Tennessee, at Book 7144 Page 454, Michael Bond and Loretta R. Bond conveyed to D. Gene Merrill and Frederick B. Brooks, as Trustees, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, **Clifton E. Darnell** was appointed Substitute Trustee by instrument of record at Book 10114 Page 822 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on July 18, 25 & August 1, 1996, in THE NASHVILLE RECORD, by which advertisement the sale was held on the 22nd day of August, 1996, at the main south entrance of the Courthouse of Davidson County, Tennessee in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **GE Capital Mortgage Services, Inc.,** being the highest, best and last bidder, became the purchaser of said property at and for the sum of $30,683.00; and

WHEREAS, the said GE Capital Mortgage Services, Inc., has assigned its interests in the said property to the Secretary of Veterans Affairs, 110 9th Avenue South, Nashville, TN 37203, his successors and assigns; and

WHEREAS, the said GE Capital Mortgage Services, Inc., being the owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by GE Capital Mortgage Services, Inc., as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Clifton E. Darnell**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto to the **Secretary of Veterans Affairs**, his successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Lot 7, R.T. Creighton Subdivision, as of record in Book 332, Page18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. The last recorded warranty deed was filed of record at Book 8163, Page 855 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **Secretary of Veterans Affairs,** his successors and assigns forever, to whom the said, **Clifton E. Darnell**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

9745 09/18 0101 03CHECK 8.00

MAIL ENV.

96 SEP 18 AM 8:48
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0226433

IN TESTIMONY WHEREOF, **Clifton E. Darnell**, Substitute Trustee, has hereunto set his hand, this 22nd day of August, 1996.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 22nd day of August, 1996, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clifton E. Darnell**, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: 9/17/97

NO TAX - GOVERNMENTAL AGENCY

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MS&P#: Bryant 156.961410TN
GE Loan# 859899494

Property Address: **106 Creighton Ave., Nashville, TN 37206**
Tax Parcel ID No. **Map 83-3, Parcel 27**

THIS INSTRUMENT PREPARED BY & RETURN TO:
Clifton E. Darnell, Attorney
Morris, Schneider & Prior, L.L.C.
707 Adams Avenue
Memphis, Tennessee 38105

Mail Tax Notices To and Property Owner:
Secretary of Veterans Affairs
110 9th Avenue South
Nashville, TN 37203