SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the 21st day of April, 1994, and recorded in the Register's Office of Davidson County, Tennessee, at Book 9321, Page 707, Diane Margaret Stiller conveyed to Leader Enterprises, Inc., as Trustee, 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 10180, Page 243 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 August 22, 29 & September 5, 1996, in THE NASHVILLE RECORD, by which advertisement the sale was held on the 24th day of September, 1996, at the main 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 $60,989.00; and

WHEREAS, the said GE Capital Mortgage Services, Inc. has assigned its interests in the said property to the Secretary of Veterans' Affairs, Nashville, Tennessee, 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**, Nashville, Tennessee, his successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Lot No. 435, on the Subdivision Plan of Heritage Square, Phase Four, of record in **Plat Book 6250, Page 178,** Register's Office of Davidson County, Tennessee, to which plat reference is being made for a more complete legal description. The last recorded Warranty Deed was filed of record at Book 9321, Page 704 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,** Nashville, Tennessee, 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.

MAIL ENV.

3374 10/94 0201 03CHECK

3-00

96 OCT -4 AM 9:06

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

02328 72

IN TESTIMONY WHEREOF, **Clifton E. Darnell**, Substitute Trustee, has hereunto set his hand, this 24th day of September, 1996.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 24th day of September, 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#: Stiller156.961723TN
GE Capital Loan#: 707624847

Property Address: **1317 Pilgrim Drive, Madison, TN 37115**
Tax Parcel ID No. **Map 42-7-A, Parcel 134**

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