SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the 22nd day of April, 1988, and recorded in the Register's Office of Davidson County, Tennessee, at **Book 7536, Page 406**, William O. Caruthers and Priscilla B. Caruthers conveyed to Charles W. Wall, 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 9890, Page 330** 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 November 28, December 5, and December 12, 1996, in THE NASHVILLE RECORD, by which advertisement the sale was held on the 14th day of January, 1997, 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's agent 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 $62,521.00; 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 the **Secretary of Veterans' Affairs**, an officer of the United States of America, his successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Lot No. 4 on the Plan of Benn Allen Court, Section 1, as of record in **Plat Book 6200, Page 593**, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof. The last recorded warranty deed was filed of record at **Book 7536, Page 403,** 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**, 110 9th Avenue South, Nashville, TN 37203, 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.

0266676
IDENTIF. ↑ REFERENCE

97 JAN 24 AM 10:44
REGISTER
DAVIDSON COUNTY, TN.

7512 01/24 0101 03CHECK
8.00

IN TESTIMONY WHEREOF, **Clifton E. Darnell**, Substitute Trustee, has hereunto set his hand, this 14th day of January, 1997.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 14th day of January, 1997, 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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Title File#: C.T. 00277763
MS&P#: Caruthers 156.951581TN
GE Capital Loan#: 718071436

Property Address: **165 Hart Lane, Nashville, TN 37207**
Tax Parcel ID No. **Map 60-12, Parcel 194**

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
Attn.: Loan Servicing and Claims