BOOK 10388 PG 990

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 21, 1986 and recorded in the Register's Office of Davidson County, Tennessee, at Book 6960, Page 283, James A. Gibbons, Jr. and Patti C. Gibbons conveyed to Phillip E. Hill, 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 intstrument of record in Book 10377, Page 447, 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 February 13, 20 & 27, 1997, in THE NASHVILLE RECORD, by which advertisement the sale was scheduled for the 12th day of March, 1997. By announcement, the sale was rescheduled and held on March 13, 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, on March 13, 1997, the undersigned's agent offered said property for sale at public outcry to the highest and best bidder for cash, at which sale G.E. Capital Mortgage Services, Inc., being the highest, best and last bidder, became the purchaser of said property at and for the sum of $46,305.19; and

WHEREAS, the said G.E. 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 purchaser 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 G.E. 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**, the following described real property situated in the County of Davidson, State of Tennessee:

Lot No.5, on the Plan of Redd Heights, as shown on plan of record in Book 2331, Page 105, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property. The last recorded conveyance deed was recorded at Book 7070, Page 895 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**, its 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.

0285735

IDENTIFICATION REFERENCE
MAIL ENV.

97 MAR 24 AM 10:20

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN.

0079 03/24 0101 03CHECK 8.00

IN TESTIMONY WHEREOF, **Clifton E. Darnell**, Substitute Trustee, has hereunto set his hand, on March 13, 1997.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 13, 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

Title file#: CT 00281966
MS&P#: Hailey 156.951778TN
Loan#: 857692644

Property Address: 296 Vivelle Avenue, Nashville, TN 37210
Tax Parcel ID No. Field Book 06DA 16399, Map 106-13, Parcel 85.00

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
Attention: Property Disposition