BOOK 11173 PAGE 66

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

98 OCT 28 AM 10:27
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

IDENTIFICATION REFERENCE
05047 39

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 7, 1991, and recorded in the Register's Office of Davidson County, Tennessee, at Book 8483, Page 9, ("Deed of Trust"), Herschel T. Sawyers and Earlene E. Sawyers conveyed to Stephen R. Joslein, 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, the beneficial interest of said Deed of Trust was last transferred and assigned to NationsBanc Mortgage Corporation; and

WHEREAS, **NationsBanc Mortgage Corporation,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book 11125, Page 522,** 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 September 24, October 1 & October 8, 1998, in THE NASHVILLE RECORD, by which advertisement the sale was held on October 22, 1998, at the Main entrance in Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Rick Piliponis, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **NationsBanc Mortgage Corporation**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 51,969.83; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Secretary of Veterans Affairs, Washington, D.C., his/her successors and assigns; and

WHEREAS, the owner and holder of said 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 NationsBanc Mortgage Corporation 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 said **Secretary of Veterans Affairs,** Washington, D.C., his successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being Lot No. 68 on the plan of Parkwood Estates, Section One, which is of record in Book 2900, Pages 119 and 120, Register's office for Davidson County, Tennessee and described as follows:

Said Lot No. 68 fronts 90 feet on the northwesterly side of Meadowside Lane and extends back 101.7 feet on the northeasterly line and 129.2 feet on the southwesterly line, to a dead line measuring 53.7 feet thereon.

The last recorded Warranty Deed was filed of record at Book 10439, Page 70, 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**, Washington, D.C., 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.

IN TESTIMONY WHEREOF, **Clifton E. Darnell**, Substitute Trustee, has hereunto set his hand, this 22nd day of October, 1998.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 22nd day of October, 1998, 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.

Janet K. McGregon
Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEB. 13, 2001

NO TAX - GOVERNMENTAL AGENCY

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MSP No.: 158.989378TN (Sawyers)
Lender Loan No.: 2000044079
Property Address: 3123 Meadowside Lane, Nashville, TN 37207
Tax Parcel ID No.: 60-02, parcel 98

Mail Tax Notices To and Property Owner:
Secretary of Veterans Affairs
Property Disposition Branch
Cumberland Bend Office Center
251 Cumberland Bend Drive, Suite 200
Nashville, TN 37228-1803

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