BOOK 11219 PAGE 496

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IDENTIF. ↑ REFERENCE
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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 17, 1994, and recorded in the Register's Office of Davidson County, Tennessee, at Trust Book 9528, Page 781, ("Deed of Trust"), L. Royal Byars and Victoria D. Byars conveyed to Delta Title Company of Memphis, 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, **NationsBanc Mortgage Corporation successor interest by merger to Boatmen's National Mortgage, Inc. as successor by merger to National Mortgage Company,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book 11159, Page 215**, 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 October 15, October 22 and October 29, 1998, in THE NASHVILLE RECORD, by which advertisement the sale was held on November 12, 1998, at the Main South 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 $ 90,332.00; and

WHEREAS, the said owner and holder of the debt has assigned its interest in the said property to the Secretary of Veteran 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 **Secretary of Veteran Affairs,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 62 on the plan of Antioch Park Subdivision, Section 1, of record in Book 3600, page 96, Register's Office for said County.

Said Lot No. 62 fronts 75.00 feet on the northerly margin of Benzing Road and extends back along the easterly line, passing a witness line at 110.00 feet, a total distance of 194.8 feet, more or less, and extends back along the westerly line, passing a witness line at 110.00 feet, a total distance of 196.4 feet, more or less, to a dead line in the rear, measuring 75.02 feet thereon.

The last recorded Warranty Deed was filed of record at Book 9528, Page 778, 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 Veteran 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.

IN TESTIMONY WHEREOF, **Clifton E. Darnell**, Substitute Trustee, has hereunto set his hand, this 12TH day of November, 1998.

**Clifton E. Darnell**, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 12TH day of November, 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. McGregor
Notary Public

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

**NO TAX - GOVERNMENTAL AGENCY**

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**MSP No.: 158.989652TN (Byars)**
**Lender Loan No.: 1104298003**
**Property Address: 56 Benzing Road, Antioch, TN 37013**
**Tax Parcel ID No.: 162-08-0; 39.00**

Mail Tax Notices To and Property Owner:
Department of Veteran Affairs
Regional Office
110 9th Avenue South
Nashville, TN 37203

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