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

BOOK 11349 PG. 497

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 15, 1994, and recorded in the Register's Office of Davidson County, Tennessee, at Book 9281, Page 478, ("Deed of Trust"), Michael Sparks and Dianne Susan Sparks conveyed to Arnold M. Weiss, 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 National City Mortgage Company; and

WHEREAS, **National City Mortgage Company,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book 11307, Page 196**, 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 January 14, 21 and 28, 1999, in THE NASHVILLE RECORD, by which advertisement the sale was held on February 11, 1999, 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 **National City Mortgage Company**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 101,919.56; 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 National City Mortgage Company 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:

Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of The Country, Section 6-A, of record in Book 5200, page 667, Register's Office for Davidson County, Tennessee.

Said Lot No. 224 fronts 38.12 feet on the southerly margin of Country Lawn Drive and extends back 126.25 feet on the easterly line and 101.82 feet on the westerly line to a broken line in the rear measuring 147.31 feet thereon.

The last recorded Warranty Deed was filed of record at Book 9281, Page 475, 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 11th day of February, 1999.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 11th day of February, 1999, 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. 16, 2001

NO TAX - GOVERNMENTAL AGENCY

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MSP No.: 078.990780TN (Sparks)
Lender Loan No.: 835261-4
Property Address: 3100 Country Lawn Drive, Antioch, TN 37013
Tax Parcel ID No.: 150-11-0;164.00

Mail Tax Notices To and Property Owner:
Secretary of Veterans Affairs
Property Disposition Branch
110 9th Avenue South
Nashville, TN 37203

055139?
IDENTIF. & REFERENCE
99 FEB 22 PM 1:19
REGISTER
DAVIDSON COUNTY, TN.
E394 02/22 0101 03CHECK 10.00