FILE NO.: 354.998231TN\mac
LOAN NO.: 0008375180\VA

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Joel A. Freedman, Attorney
Morris, Schneider & Prior, L.L.C.
3300 N.E. Expressway, Suite 8B
Atlanta, GA 30341

Instr:200003170027762 Page: 1 OF 2
REC'D FOR REC 03/17/2000 3:18:59PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 26, 1994, and recorded in the Register's Office of Davidson County, Tennessee, at Book 9363, Page 194, ("Deed of Trust"), as re-recorded at Book JE4106, Page , aforesaid records, and George Dennis Fields and Deborah Kay Fields conveyed to Harold Reeves, 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 Mortgage Electronic Registrations Systems, Inc.; and

WHEREAS, **Mortgage Electronic Registrations Systems, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200003080023832**, 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 4, February 11 and February 18, 2000, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 2, 2000, 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, Esq., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Mortgage Electronic Registration Systems, Inc.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 63,097.18; 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 Mortgage Electronic Registration Systems, 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 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 a tract of land on the northeasterly margin of Clarksville Pike, and being all of the property described in Deed Book 6265, page 905, Register's Office, Davidson County, Tennessee, and further described according to a mortgage loan inspection by Campbell, McRae, and Assoc. Surveying, Inc., 2424 21st Ave. So., Suite 201, Nashville, Tennessee 37212 License NO. 1673, dated 4/28/94, as follows: Beginning at a point in the northeasterly margin of Clarksville Pike, said point being southwesterly corner of Dan Tarpey of record in Deed Book 5763, page 740, said Register's Office and being the southerly corner of the herein described tract; thence, north 43 deg. east 210.3 feet to a point; thence, north 50 deg. west 105 feet to a point; thence south 43 deg. west 210.3 feet to a point in the northeasterly margin of Clarksville Pike; thence along said margin south 50 deg. east 105 feet to the point of beginning.

The last recorded Warranty Deed was filed of record at Book 9363, Page 191, 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 2nd day of March, 2000.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 2nd day of March, 2000, 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:_____

NO TAX - GOVERNMENTAL AGENCY

****

MSP No.: 354.998231TN (Fields)
Lender Loan No.: 0008375180
Property Address: 5130 Clarksville Pike, Nashville, TN 37189
Tax Parcel ID No.: 39-00; 84.00

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