This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215-2860

Davidson County DEEDTRS
Recvd: 09/27/00 14:25 2pgs
Fees:10.00 Taxes:0.00
20000927-0095765

TRUSTEE'S DEED

Michael J. Philbin,
Successor-Trustee

to

THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA
110 Ninth Avenue South
Nashville, TN 37203
SEND TAX BILLS HERE
NO MORTGAGEE

Map #176-5-B
Parcel 30CO
Field Book #2D77819

WHEREAS, Paul J. Schuster and wife, Valorie D. Schuster executed a deed of trust on the 5th day of December, 1997, which was recorded in Book 10714, Page 343, Register's Office, Davidson County, Tennessee, conveying to Coomer and Jenkins, Trustee, the property hereinafter described to secure the payment of a promissory note in the original principal amount of $119,850.00 referred to in said deed of trust; and

WHEREAS, Michael J. Philbin, was appointed Successor-Trustee, said appointment being recorded as Instrument #200007210072238, in Register's Office, Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, the GRANTOR herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications July 27, August 3, and August 10, 2000, which appeared in the Nashville Record Newspaper, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: August 21, 2000 at 10:30 a.m. at the front door of the courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash free from **all equities of redemption, the statutory right of redemption under TCA 66-8-101, et seq., homestead, dower and all other rights or exemptions of every kind, which were expressly waived in** said Deed of Trust; and

WHEREAS, SunTrust Mortgage, Inc. submitted the highest and best bid at said sale with a bid of Ninety-Nine Thousand, One Hundred Forty-Seven and No/100 Dollars ($99,147.00); and

WHEREAS, for a valuable consideration, SunTrust Mortgage, Inc., assigned its bid over to its successor-in-interest THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, and has instructed the Successor-Trustee as the Grantor herein to convey the property hereinafter described to THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OFAMERICA, as the assignee and successor of SunTrust Mortgage, Inc.;

NOW, THEREFORE, in consideration of the premises, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 125 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, page 885, Register's Office for Davidson County,

Tennessee, reference to which is hereby made for a more complete description thereof.

Being the same property conveyed to Paul J. Schuster and wife, Valorie D. Schuster by deed of record in Book 10714, Page 340, Register's Office for Davidson County, Tennessee.

This is improved property also known as 216 Wildgrove Court, Antioch, TN 37013.

I, MICHAEL J. PHILBIN, Successor-Trustee, convey to THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, all the rights conveyed to me as the Successor-Trustee in said Deed of Trust, including such covenants and warranties that I, as such Successor-Trustee, may lawfully make. Under the power vested in me under the aforesaid Deed of Trust, all my actions in conjunction with this foreclosure sale were performed solely in my capacity as Successor-Trustee and not as an individual or otherwise.

This conveyance is further made subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 21st day of August, 2000.

Michael J. Philbin, Trustee

Michael J. Philbin, Successor-Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of August, 2000.

DARLA HIXON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Darla Hixon
My Commission Expires
May 26, 2002

Darla Hixon
Notary Public

Commission Expiration Date

Printed Name of Notary

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $99,147.00.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of August, 2000.

DARLA HIXON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Darla Hixon
My Commission Expires
May 26, 2002

Darla Hixon
Notary Public

Commission Expiration Date

Printed Name of Notary