FILE NO.: 198.008662TN\alk
LOAN NO.: 9115106\VA

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

Davidson County DEEDTRS
Recvd: 01/19/01 09:16 2pgs
Fees:10.00 Taxes:0.00
20010119-0005785

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 3, 1993, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 9041, Page 263, ("Deed of Trust"), as re-recorded at Instrument No. 9276, Page 322, aforesaid records, and Keith B. Ellis and Melba Ellis conveyed to D. M. Grisham, 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, **Regions Mortgage Inc,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200011300117471**, 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 November 16, November 23, November 30, 2000, in THE NASHVILLE RECORD, by which advertisement the sale was held on December 20, 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 **Regions Mortgage Inc**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 71,395.77; 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 Regions Mortgage 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:

Land in Davidson County, Tennessee, near Nashville, being Lot No. 104 and the Northerly part of Lot No. 105 on the map of E. B. Craig's Subdivision of the Crownover Property, as of record in Book 894, Pages 640 and 641, Register's Office for said County, described as follows:

Beginning at a point in the Westerly margin of Burrus Street, 60 feet North of the North margin of Ben Allen Road, being the common corner of Lots 104 and 105, thence with line between lots, and along said line extended, Westerly 202 feet 2 inches to a point in the Easterly margin of Masonic Home Road; thence with the margin of said Road, Northerly 71 feet 2 inches to the corner of Lots 105 and 107; thence with the line between said Lots, and the line between Lots 103 and 104, Southeasterly 254 feet 10 inches to the Westerly margin of Burrus Street; thence with the margin of said street. Southwesterly 51 feet to the point of beginning.

Included in the above description, but expressly excluded therefrom is the following described property: Land in Davidson County, Tennessee, being part of Lot No. 104 and the Northerly part of Lot No. 105 on the Map of E. B. Craig's Subdivision of the Crownover Property, as of record in Book 894, Pages 640 and 641, Register's Office for Davidson County.

Beginning at the Northwest corner of Lot No. 106, said point also being of the present Eastern margin of Ben Allen Road; thence in an Easterly direction with the Northern lot line of Lot No. 106 for a distance of 114.83 feet, more or less, to a point being the Northeast corner on Lot No. 105; thence in a Southerly direction with the Eastern lot line of Lot No. 105 for a distance of 38.51 feet, more or less, to a point on a curve, said point lying on the proposed Northern margin of Ben Allen Road; thence with the proposed Northern margin of Ben Allen Road in a Southerly and Easterly direction along a curve to the left, having a radius of 868 feet and a central angle of 1 degree, 55 minutes, 45 seconds for a distance of 29.23 feet more or less to the Southern lot line of Lot No. 104; thence in a Westerly direction with the Southern lot line for a distance of 89.13 feet, more or less, to the present Eastern margin of Ben Allen Road; thence in a Northwesterly direction with the present Eastern margin of Ben Allen Road for a distance of 72.45 feet, more or less, to the point of beginning, containing approximately 4,576 square feet.
Being the same property conveyed to the within named Grantor by deed of even date, which instrument is being recorded simultaneously herewith.

The last recorded Warranty Deed was filed of record at Book 11369, Page 178, 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 20th day of December, 2000.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 20th day of December, 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

TRACY L. SHARP NOTARY PUBLIC AT LARGE MY COMM. EXP. 4-12-2003 SHELBY CO., TN

My Commission Expires: 4-12-03

NO TAX - GOVERNMENTAL AGENCY

****

MSP No.: 198.008662TN (Ellis)
Lender Loan No.: 9115106
Property Address: 3703 Burrus Street, Nashville, TN 37216
Tax Parcel ID No.: 72-02; 80.00

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