This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 162-16-A 39

New Owner - Send Tax Bills:
THE SECRETARY OF VETERANS AFFAIRS
110 NINTH AVE. SOUTH
NASHVILLE, TN. 37203

Davidson County DEEDTRS
Recvd: 01/15/02 11:45 2pgs
Fees:12.00 Taxes:0.00
20020115-0006019

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on January 5, 1994, L. PATRICK SANDLIN, was named Trustee in a Deed of Trust of even date executed by JAMES DARYL HELTON AND WIFE, KATHY A. HELTON, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of 49,200.00, principal and interest at 7.50 per annum on the unpaid balance, said Deed of Trust being recorded Book 9219, Page 28 in the Register' s Office for DAVIDSON County, Tennessee; and

WHEREAS, I. DYKE TATUM, was appointed Substitute Trustee under said Deed of Trust by instrument of record in INSTRUMENT 20011120-02127369 in the Register's Office for DAVIDSON County, Tennessee; I, I. DYKE TATUM, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: November 15, 2001 / November 22, 2001 / November 29, 2001, in THE NASHVILLE RECORD, a newspaper published in DAVIDSON County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on December 18, 2001, at 11:00 AM and continued to January 15, 2002, at FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, TENNESSEE, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time CITIMORTGAGE, INC., 27555 FARMINGTON ROAD, FARMINGTON HILL, MI 48334, submitted the highest and best bid in the amount of $39,659.00.

AND, WHEREAS, for valuable consideration CITIMORTGAGE, INC., has 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 Substitute Trustee to convey to THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, as its assignee and successor.

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to THE SECRETARY OF VETERANS AFFAIRS its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 2, BUILDING 8 ON THE PLAN OF ADDITION TO SECTION ONE, PHASE ONE, MILL CREEK CLUB CONDOMINIUM TOWNHOUSES OF RECORD IN PLAT BOOK 5050, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF MILL CREEK CLUB, PHASE 1, SECTION 1, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED AND BY-LAWS OF RECORD BOOK 4887, PAGE 961, AMENDED IN BOOK 5101 PAGE 809, SAID REGISTER'S OFFICE.

BEING THE SAME PROEPRTY CONVEYED TO JAMES D. HELTON AND WIFE, KATHY A. HELTON BY DEED FROM TESSIE ANN WIGGINS,UNMARRIED, OF RECORD IN BOOK 7415 PAGE 652, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand and official seal at NASHVILLE, Tennessee, on January 15, 2002.

I. DYKE TATUM
Substitute 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 I. DYKE TATUM, 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, on January 15, 2002

Melanie L Brown
Notary Public

My Commission Expires: 1/25/03

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $39,659.00

Affiant

Subscribed and sworn to before me, on January 15, 2002.

Melanie L Brown
Notary Public

My Commission Expires: 1/25/03.

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203