Davidson County DEEDTRS
Recvd: 08/19/03 12:15 2pgs
Fees:12.00 Taxes:0.00
20030819-0120012

22

02-2277-CI
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 58-11 42

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on June 1, 1998, DANIEL W. SMALL, was named Trustee in a Deed of Trust of even date executed by CURTIS A. HOLBERT JR., UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $73,338.00, principal and interest at 7.5 per annum on the unpaid balance, said Deed of Trust being recorded Book 10963, Page 897 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 20030225-0024869 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: July 24, 2003 / July 31, 2003 / August 6, 2003, 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 August 19, 2003, at 11:00 AM, at OUTSIDE THE DOOR OF THE REGISTER OF DEEDS OFFICE LOCATED AT 501 BROADWAY, SUITE 501, AT THE NORTHWEST ENTRANCE TO GAYLORD ENTERTAINMENT CENTER, NASHVILLE, 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 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., P.O. BOX 790014, MS 314, ST. LOUIS, MO 63179, submitted the highest and best bid in the amount of $66,098.00.

AND, WHEREAS, for valuable consideration MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, 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:

BEING LOT NO. 39 ON THE PLAN OF ROYAL HILLS, SECTION 1, OF RECORD IN BOOK 4675, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CURTIS A. HOLBERT, JR., UNMARRIED, BY DEED FROM ROBERT D. STOCKARD, SR., UNMARRIED, OF RECORD IN BOOK 10963, PAGE 894, 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 August 19, 2003.

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 August 19, 2003.

Notary Public

My Commission Expires: 11/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $66,098.00

Affiant

Subscribed and sworn to before me, on August 19, 2003.

Notary Public

My Commission Expires: 11/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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