Davidson County DEEDTRS
Recvd: 09/23/03 15:35 3pgs
Fees:17.00 Taxes:0.00
20030923-0140873

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Danny Ray Beshears and Brenda M. Beshears

GRANTEE
Secretary of Veterans Affairs

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 15, 1996 and recorded on August 22, 1996 at Book 10164, Page 565 in the Register's Office of Davidson County, Tennessee, Danny Ray Beshears, and Brenda M. Beshears conveyed to David Major of Wilson County, Tennessee, as Trustee for First Bank and Trust, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed the undersigned **ROBERT M. WILSON, JR.** as Successor-Trustee by instrument of record recorded on July 21, 2003 as Instrument No. 20030721-0101691 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 has requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement notice was given that the sale was to be held on September 17, 2003 at the Davidson County Courthouse in Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Chase Manhattan Mortgage Corporation, at and for the sum of $79,754.93, that being the highest and best bid offered; and

WHEREAS, the said Chase Manhattan Mortgage Corporation has assigned its interest in the said property to the Secretary of Veterans Affairs, and unto its successors and assigns; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor-Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Chase Manhattan Mortgage Corporation of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Successor-Trustee, does hereby grant, bargain, sell, and convey to the said Secretary of Veterans Affairs, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Being Lot Number 7 in Block 17 of the Dabbs and Elliott Subdivision, of record in Book 547, Page 127, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Said Lot Number 7 fronts 50 feet on the westerly side of 30th Street and runs back between parallel lines 144 feet to a 10-foot alley, the southerly boundary line of said lot running along the northerly boundary line of Dabbs Avenue. Being the same property conveyed to Grantors by deed of even date being recorded simultaneously herewith.

Commonly known as: 301 30th Street, Old Hickory, Tennessee 37138

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto the Secretary of Veterans Affairs, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Successor-Trustee, has hereunto set his hand and seal this 17th day of September, 2003.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

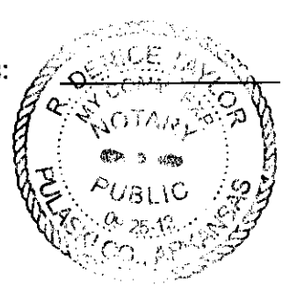
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 17th day of September, 2003.

R. Denise Taylor
Notary Public

My Commission Expires:



FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert M. Wilson, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS

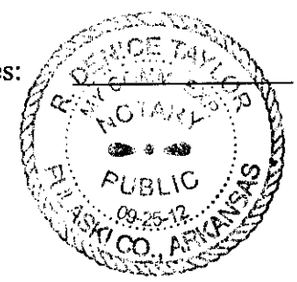
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 17th day of September, 2003.

Notary Public

My Commission Expires:



PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Department of Veterans Affairs
Regional Office
110 9th Avenue South
Nashville, Tennessee 37203

Parcel No. 53-12-152.00

VA No. 20-20-6-0446329
DSTDeedforVA_BBoone_030917_1417

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

W&A No. 700-9140