Davidson County DEEDTRS
Recvd: 09/23/04 08:29 3pgs
Fees:17.00 Taxes:0.00
20040923-0114500

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Carl D. Parrish and Arlene Parrish

GRANTEE
Secretary of Veterans Affairs

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 29, 1997 and recorded on August 1, 1997 at Book 10551, Page 504 in the Register's Office of Davidson County, Tennessee, Carl D. Parrish, and Arlene Parrish conveyed to James R. Bellar, as Trustee for Pacific Southwest Bank, 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 **CHRISTOPHER L. PALMER** as Successor Trustee by instrument of record recorded on August 9, 2004 as Instrument No. 20040809-0095814 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 said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor-Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on September 1, 2004 at the Gaylor Entertainment Center in Nashville, Tennessee, 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 Bank of America, N.A., at and for the sum of $72,708.00, that being the highest and best bid offered; and

WHEREAS, the said Bank of America, N.A. 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 Bank of America, N.A. of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, 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 No. 56 on the plan of Locust Grove Subdivision, not of record, described according to a survey made by Anderson and Gee, Surveyors, January 22, 1946, as follows: Beginning on the southerly margin of Horseshoe Drive at a point 120 feet east of the northeast corner of property conveyed to Harris E. Briley and wife, by Deed from H. H. Richardson and wife, of record in Book 1390, Page 60, Register's Office for said county, being this corner of Lots No. 55 and 56; thence with the line between said two lots southwardly 175 feet to the common corner of Lots 41, 42, 55 and 56; thence with the line between Lots Nos.

40, 41, 56 and 57; thence with the line between Lots Nos. 56 and 57 northwardly 175 feet to the southerly margin of Horseshoe Drive; thence with said drive westwardly 60 feet to the beginning. Being the same property conveyed to the grantor herein by deed of even date and being filed for record simultaneously herewith.

Commonly known as: 1009 Horseshoe Drive, Nashville, Tennessee 37216

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 Successor Trustee, has hereunto set his hand and seal this 1 day of Sept, 2004.

Christopher L. Palmer
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Christopher L. Palmer, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Successor Trustee, for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 1 day of Sept, 2004.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

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.

Christopher L. Palmer
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Christopher L. Palmer, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Successor Trustee, for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 1 day of Sept, 2004.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

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

Parcel No. 061-14-0 056.00

VA No. 20-20-6-0454011
DSTDeedforVA_scockrell_040901_1116

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. 821-204018