Davidson County DEEDTRS
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This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

BOOK NO. 10251, PAGE 387

Responsible Taxpayer and Property Owner:
Tax Parcel No. Map 142.06 Group B Parcel 208

Name: Department of Veterans Affairs,
an Officer of the United States of America, its successors and/or assigns

Address: 1700 Clairmont Road
Decatur, GA 30031-7023

Common Description: 810 Bellevue Road, #208
Nashville, TN 37221

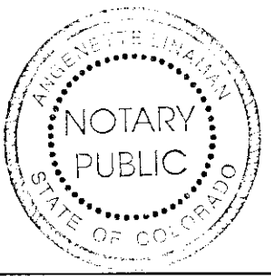
Legal Description: Building 30 Unit 208, "Peppertree", Creekside Meadows Condominiums, as established by Master Deed of record in Book 4834, Page 257, Register's Office for Davidson County, Tennessee, as provided by Tennessee Code Annotated 64-2701 et seq., and as shown on the Plat of "Peppertree" Creekside Meadows Condominium, as record in Book 4675, Pages 128 through 130, Register's Office for Davidson County, Tennessee to which reference is hereby made. Also included is an unencumbered undivided one - two hundred and thirteenths (1/213ths) of all the general common elements as described in the Master Deed of record in Book 4834, Page 257, Register's Office for Davidson County, Tennessee, and subject to all the terms, conditions and restrictions contained by the Master Deed in Book 4834, Page 257, and shown on the plat of record in Book 4675, Pages 128 through 130, Register's Office for Davidson County, Tennessee are included for the exclusive use of the Grantee.

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $61,691.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Philip M. Kleinsmith, Trustee

Sworn to and subscribed before me,
by Philip M. Kleinsmith, Trustee,
this 28th day of April, 2005

Notary Public
My Commission Expires: 10/21/07.



SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **Carol L. Schultz** dated **10/28/1996** and recorded **11/06/1996** in Book No. **10251,** Page **387**, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **Southwestern Mortgage of Tennessee, Inc.** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Thursday, **April 28, 2005** at 10:00 a.m. pursuant to the advertisement published in the **Nashville Record** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of Old Ben West Library Building, 225 Polk Avenue, Nashville**, TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Mortgage Electronic Registration Systems, Inc. a Delaware Corporation** became the highest and best bidder(s) at and for the sum of **$61,691.00** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

WHEREAS, **Mortgage Electronic Registration Systems, Inc. a Delaware Corporation**, directed and instructed the undersigned to transfer, convey and assign the real estate described herein to the Department of Veterans Affairs, an Officer of the United States of America, its successors and/or assigns, and to deliver the deed of reconveyance to said Department;

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Department of Veterans Affairs, an Officer of the United States of America, its successors and/or assigns,** Grantee, the following described real estate, to wit:

Building 30 Unit 208, "Peppertree", Creekside Meadows Condominiums, as established by Master Deed of record in Book 4834, Page 257, Register's Office for Davidson County, Tennessee, as provided by Tennessee Code Annotated 64-2701 et seq., and as

shown on the Plat of "Peppertree" Creekside Meadows Condominium, as record in Book 4675, Pages 128 through 130, Register's Office for Davidson County, Tennessee to which reference is hereby made. Also included is an unencumbered undivided one - two hundred and thirteenths (1/213ths) of all the general common elements as described in the Master Deed of record in Book 4834, Page 257, Register's Office for Davidson County, Tennessee, and subject to all the terms, conditions and restrictions contained by the Master Deed in Book 4834, Page 257, and shown on the plat of record in Book 4675, Pages 128 through 130, Register's Office for Davidson County, Tennessee are included for the exclusive use of the Grantee.

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Deed of Trust recorded in Book **10251**, Page **387**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 28th day of April, 2005.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Angenette Linaman, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 28th day of April, 2005.

ANGENETTE LINAMAN NOTARY PUBLIC STATE OF COLORADO

Notary Public

My Commission Expires: 10/21/07.