Davidson County DEEDTRS
Recvd: 07/27/05 12:23 2 pgs
Fees:12.00 Taxes:0.00

20050727-0087569

THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TENNESSEE 37215-2860

SUCCESSOR TRUSTEE'S DEED

FROM: Michael J. Philbin,)
Successor Trustee, Grantor)
)
TO: The Secretary of Veterans Affairs,)
An Officer of the United States of America)
Grantee)

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
The Secretary of Veterans Affairs, an Officer of the United States of America 110 9th Avenue Nashville, TN 37203	The Secretary of Veterans Affairs, an Officer of the United States of America 110 9th Avenue Nashville, TN 37203	Map 162-10 Parcel 230

VA No.: LH0474866
Prior Mortgagor(s): William and Keesha Reid

WHEREAS, William and Keesha Reid executed a deed of trust on the 7th day of June, 1999, which was recorded in Book 11518, Page 842, Register's Office, Davidson County, Tennessee, conveying to T. Michael Logan, Trustee, the property hereinafter described to secure the payment of a promissory note payable to SunTrust Bank, Nashville, N.A.; and

WHEREAS, the aforesaid note and deed of trust were assigned to SunTrust Mortgage, Inc. by instrument of record in Book 11518, Page 854, said Register's Office; and

WHEREAS, Michael J. Philbin, was appointed Successor-Trustee, said appointment being recorded as Instrument No. 20050512-0053511 Register's Office, Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested that the Successor-Trustee, Grantor herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: July 26, 2005 at 10:30 a.m. outside the front door of Register's Office for Davidson County, Tennessee, located at 501 Broadway, Suite 501, at the northwest entrance to Gaylord Entertainment Center, at which time the Successor-Trustee, Grantor herein, offered for sale the property hereinafter described to the highest and best bidder for cash at public outcry, in bar of all right of homestead, equity of redemption, statutory right of redemption and all rights and exemptions of every kind, including but not limited to, a statutory right to an elective share in the Property, all of which were waived and relinquished in said Deed of Trust; and

WHEREAS, SunTrust Mortgage, Inc., submitted the highest and best bid at said sale with a bid of Ninety-Nine Thousand One Hundred Forty-Seven and No/100 Dollars ($99,147.00); and

WHEREAS, for valuable consideration SunTrust Mortgage, Inc. , has assigned its bid over to its successor- in- interest, THE SECRETARY OF VETERANS AFFAIRS, and has instructed the Successor-Trustee to convey hereafter described 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, Michael J. Philbin, Successor-Trustee, has this day bargained and sold and by these presents does hereby transfer and convey unto The Secretary of Veterans Affairs, an Officer of the United States of America, his successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Hickory View, Section Four, of record in Book 6900, Page 373, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to William B. Reid and wife, Keesha Reid by deed of record in Book 11518, Page 839, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 5428 Ashlawn Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said The Secretary of Veterans Affairs, an Officer of the United States of America, his successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, Grantor herein, does hereby transfer and assign to The Secretary of Veterans Affairs, an Officer of the United States of America, his successors and assigns all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 26th day of July, 2005.

Michael J. Philbin, Successor-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 Michael J. Philbin, Successor-Trustee, 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, this 26th day of July, 2005.

DENISE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE

Commission Expiration Date

Notary Public

Denise White
Printed Name of Notary

RETURN TO:
MICHAEL J. PHILBIN, ESQUIRE
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD,
SUITE 220
Nashville, TN 37215