Davidson County DEEDTRS
Recvd: 08/25/05 13:25 3 pg
Fees:17.00 Taxes:0.00
20050825-0101672

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Forrest Wayne Fleury

GRANTEE(s)
The Secretary of Veterans Affairs,
an Officer of the United States of America,
his/her successors and/or assigns

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 23, 2001 and recorded August 28, 2001, as Instrument No. 20010828-0093372 in the Register's Office of Davidson County, Tennessee, Forrest Wayne Fleury conveyed to Gregg S. Murphy, as Trustee for Columbia National Incorporated, 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 June 16, 2005 as Instrument No. 20050616-0068800 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 July 27, 2005 at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY 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 M and T Mortgage Corporation, at and for the sum of $99,587.00, that being the highest and best bid offered; and

WHEREAS, the said M and T Mortgage Corporation has assigned its interest in said property to The Secretary of Veterans Affairs, an Officer of the United States of America, his/her successors and/or 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 M and T Mortgage Corporation 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 Secretary of Veterans Affairs, an Officer of the United States of America, his/her successors and/or assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> LAND In Davidson County, Tennessee, being part of Lot No. "D" on the map of Holman Heights Vernon's and Lovell's Subdivision of Blocks 13 to 17 Inclusive of the B. F. Cockrell Farm, of record in Book 332, Page 7, Register's Office for said County, and further described according to Mortgage Loan Inspection by John Kohl & Company, PC, Registered land Surveyor, Tennessee No. 100, dated September 26, 1990, File No. 85784-P-175, as follows: Beginning at the intersection of the center lines of Maxon Avenue and Lovell Street, thence with the center of Maxon Avenue, North 69 degrees West 120 feet to the northeast corner of the property conveyed to Jimmie D. Whittington by deed of record in Book 4064, Page 695, said Register's Office; thence with Whittington's easterly line, South 20 degrees 40 minutes West 128 feet to a point; thence eastwardly 120 feet, more or less, to the center of Lovell, Street; thence with the center of Lovell Street, North 21 degrees East 128 feet to the point of beginning. The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recroded in Instrument No. 20010828-0093371 in the Register's Office of Davidson County, Tennessee.
>
> Commonly known as: 5811 Maxon Avenue, Nashville, Tennessee 37209-1856.

Tax Parcel No.: 091-10-0 290.00

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, an Officer of the United States of America, his/her successors and/or assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seal this 23 day of August, 2005.

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 23 day of August, 2005.

Notary Public

My Commission Expires:

Angela M. Galiano
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-10-2011

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 who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in LR this 23 day of August, 2005.

Notary Public

My Commission Expires:

Angela M. Galiano
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-10-2011

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

VA No. 0489966

DEEDTrusteeforVA_agaliano_050727_1631

This Instrument Prepared By:
Robert M. Wilson, Jr.
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