RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Don R. Douglas and Teresa L. Douglas

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

Davidson County DEEDTRS
Recvd: 12/12/05 15:59 3 pgs
Fees:17.00 Taxes:0.00
20051212-0149279

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 20, 2002 and recorded April 2, 2002, as Instrument No. 20020402-0039738 in the Register's Office of Davidson County, Tennessee, Don R. Douglas, and Teresa L. Douglas conveyed to American Title Co., Inc., as Trustee for Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Central Pacific Mortgage Company, a California Corporation, 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 **AARON L. SQUYRES** as Successor Trustee and **Karyn Tierney** as Co-Trustee by instrument of record recorded on November 9, 2005 as Instrument No. 20051109-0135969 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 November 30, 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 Mortgage Electronic Registration Systems, Inc., as a separate corporation acting solely as a nominee for CitiMortgage Inc., and CitiMortgage Inc's successors and assigns, at and for the sum of $167,447.00, that being the highest and best bid offered; and

WHEREAS, the said Mortgage Electronic Registration Systems, Inc., as a separate corporation acting solely as a nominee for CitiMortgage Inc., and CitiMortgage Inc's successors and assigns 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 Mortgage Electronic Registration Systems, Inc., as a separate corporation acting solely as a nominee for CitiMortgage Inc., and CitiMortgage Inc's successors and assigns 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:

Property located at: 219 Tusculum Road, Davidson County, Antioch, TN 37013. Land in Antioch, Davidson County, Tennessee, being bounded on the North by Tusculum Road, on the East by Malone, on the South by Malone and McGee, and on the West by Netro Government and Christian Properties, and being described according to a Mortgage Loan Inspection with a composite description based on surrounding properties by Campbell, McRae, and Associates Surveying, Inc, Stanley Glenn McRae, Tennessee R.L.S. #1673 dated October 18, 1999, and more particularly described as follows: Beginning at a point in the southerly margin of Tusculum Road, said point being the northwest corner of the Malone Family Trust Land, also shown on the Resubdivision of Section One Malone Subdivision (Book 8250, Page 508, RODCT); thence with said Malone using the calls shown on said resubdivision plat S 35 degrees 02 minutes 59 seconds

W 249.88 feet to a point; thence S 27 degrees 18 minutes 20 seconds W 127.55 feet to a point; thence S 01 degrees 04 minutes 30 seconds W 28.62 feet to a point in the northerly line of the William T. Malone Land (Book 4252, Page 151, RODCT), and being the northeast corner of Reserved Parcel C as shown on the adjacent subdivision plat of Fair Oaks (Book 4175, Page 42 and 43, RODCT); thence with said Malone and Danny C. McGee (Book 5489, Page 603, RODCT) using the calls shown on said Fair Oaks Subdivision S 88 degrees 11 minutes 00 seconds W 161.50 feet to a point in the easterly line of the Metro Government Land (Book 5575, Page 318, RODCT). Also shown as reserved Parcel A on said Fair Oaks Subdivision plat; thence with said Metro Government Land using the calls as shown on said Fair Oaks Subdivision plat, N 02 degrees 04 minutes 00 seconds W 191.27 feet to a point; thence N 15 degrees 06 minutes 40 seconds W 329.51 feet to a point in the easterly line of Lot 31 of said Fair Oaks Subdivision, and being the Christian Properties Land (Book 11149, page 105, RODCT); thence with said Lot 31 as shown on said Fair Oaks Subdivision plat, N 22 degrees 09 minutes E 25.00 feet to a point in said southerly margin of Tusculum Road; thence with said southerly margin easterly 480 feet (Field Measured) to the point of beginning. Being the same property conveyed to Don R. Douglas and wife, Teresa L. Douglas on October 20, 1999, by deed from Margaret Will C. Delvin, filed for record on October 21, 1999, in Book 11711, page 358, Register's Office for Davidson County, Tennessee.

Commonly known as: 219 Tusculum Road, Antioch, Tennessee 37013.
Tax Parcel No.: 162-00-0 036.00

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 Co-Trustee has hereunto set his or her hand and seal this 7 day of Dec, 05.

Aaron L. Squyres, Successor Trustee
by Karyn Tierney, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF FAULKNER

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Karyn Tierney, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 9 day of Dec, 05.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

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 $167,447.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Karyn Tierney
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF FAULKNER

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Karyn Tierney, as Co-Trustee, with who I am personally acquainted, and whom acknowledged that he or she executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in LR this 9 day of Dec, 05.

Misty M. Sobanski
Notary Public

My Commission Expires: _____

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

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

VA No. 202060495590

DEEDTrusteeforVA_phicks_051130_1552

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
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