This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
MAP 150-3 PARCEL 400
817 DRESDEN COURT
ANTIOCH, TN 37013

NO MORTGAGE
New Owner - Send Tax Bills:
SECRETARY OF VETERANS AFFAIRS
110 9TH AVENUE SOUTH
NASHVILLE, TN 37203
VA No. 20-20-6-6047873

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **October 28, 2002, FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.** was named Trustee in a Deed of Trust of even date executed by **SHANE WILLIAM ARCHBOLD, AN UNMARRIED MAN**, conveying to it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$128,346.00**, principal and interest at **6.25%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20021115-0141689 AND RE-RECORDED IN INSTRUMENT NO. 20030324-0038090** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES OR I. DYKE TATUM, EITHER OF WHOM MAY ACT**, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20060130-0011084** in the Register's Office for **DAVIDSON** County, Tennessee; I, **I. DYKE TATUM**, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: **FEBRUARY 10, 2006/ FEBRUARY 17, 2006/ FEBRUARY 24, 2006** in **NASHVILLE BUSINESS JOURNAL**, a newspaper published in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement AND BY PUBLIC ANNOUNCEMENT ON **FRIDAY, MARCH 24, 2006, THE SALE WAS CONTINUED TO APRIL 21, 2006 AT 10:00 A.M. OUTSIDE THE DOOR OF THE DAVIDSON COUNTY REGISTER OF DEEDS WHICH IS INSIDE THE GAYLORD ENTERTAINMENT CENTER AT 501 BROADWAY, SUITE 501, (ENTER THE NORTHWEST ENTRANCE NEAR SIXTH AVENUE SOUTH) IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE.** I, **I. DYKE TATUM**, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **MATRIX FINANCIAL SERVICES, 1501 WOODFIELD ROAD, SCHAUMBURG, IL 60173**, submitted the highest and best bid in the amount of $ 121,620.00

AND WHEREAS, for valuable consideration MATRIX FINANCIAL SERVICES, has assigned its bid over to its successor in interest, THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, and has instructed the Substitute Trustee to convey 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, **I. DYKE TATUM**, Substitute Trustee, do hereby sell, transfer and convey to **MATRIX FINANCIAL SERVICES**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 350 ON THE PLAN OF THE COUNTRY, SECTION EIGHT, 2ND REVISION, OF RECORD IN PLAT BOOK6250, PAGES 912 AND 913, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCES IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO SHANE WILLIAM ARCHBOLD AND WIFE, SHERI E. ARCHBOLD BY DEED OF RECORD IN BOOK 10887, PAGE 309, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO, BEING THE SAME PROPERTY CONVEYED TO SHANE WILLIAM ARCHBOLD BY QUITCLAIM DEED FROM SHERI EILEEN ARCHBOLD DATED JUNE 29, 2002 AND RECORDED IN INSTRUMENT NO. 20020708-0081936 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Davidson County DEEDTRS
Recvd: 04/24/06 13:06 2 pgs
Fees:12.00 Taxes:0.00
20060424-0046625

I, **I. DYKE TATUM**, Substitute Trustee, convey to **SECRETARY OF VETERANS AFFAIRS** all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on **APRIL 21, 2006**

I. DYKE TATUM
Substitute 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, **I. DYKE TATUM**, Substitute Trustee, 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 office at Nashville, Tennessee on **APRIL 21, 2006**

Notary Public

My Commission Expires: 3-21-09

JOYCE FULTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires March 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $121,020.00
SECRETARY OF VETERANS AFFAIRS IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me, this 21ST day of APRIL 2006.

Notary Public

My Commission Expires: 3-21-09

JOYCE FULTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires March 21, 2009

RETURN TO:
J. PHILLIP JONES
TATUM & JONES, PLLC
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228