This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
MAP 119-10, PARCEL 132
2812 DRUID DRIVE
NASHVILLE, TN 37210.

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

Davidson County DEEDTRS
Recvd: 10/06/06 10:07 2 pg:
Fees:12.00 Taxes:0.00
20061006-0124374

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **September 17, 1999, CHARLES E. TONKIN, II** was named Trustee in a Deed of Trust of even date executed by **LARRY MARSHALL FURKINS AND MITZI L. FURKINS, HUSBAND AND WIFE**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$86,292..00,** principal and interest at **6.250%** per annum on the unpaid balance, said Deed of Trust being recorded in **Book 11676, page 220** 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.20050513-0054041** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES**, 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: **JULY 7, 2006/JULY 14, 2006/JULY 21, 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 PUBLIC ANNOUNCEMENT ON FRIDAY, AUGUST 11, 2006 AND CONTINUED TO OCTOBER 6, 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 6TH AVENUE SOUTH) IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE.** I, **J. PHILLIP JONES**, 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 **TENNESSEE HOUSING DEVELOPMENT AGENCY, 404 JAMES ROBERTSON PARKWAY, SUITE 1114, NASHVILLE, TENNESSEE 37243-0900**, submitted the highest and best bid in the amount of $ 83,724.00

AND WHEREAS, for valuable consideration TENNESSEE HOUSING DEVELOPMENT AGENCY, 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, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **SECRETARY OF VETERANS AFFAIRS**, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 46, ON THE PLAN OF HIDDEN ACRES SUBDIVISION, OF RECORD IN PLAT BOOK 1130, PAGE 89, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LARRY MARSHALL FURKINS AND WIFE, MITZI L. FURKINS, DATED SEPTEMBER 17, 1999, OF RECORD IN BOOK 11676, PAGE 217, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, **J. PHILLIP JONES**, 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 **OCTOBER 6, 2005**

J. PHILLIP JONES
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, **J. PHILLIP JONES**, 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 **OCTOBER 6, 2005**

Notary Public

My Commission Expires: 3-21-09

JOYCE FULTZ NOTARY PUBLIC STATE OF TENNESSEE 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 $ _____
SECRETARY OF VETERANS AFFAIRS IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me, this 6TH day of OCTOBER, 2005.

Notary Public

My Commission Expires: 3-21-09

JOYCE FULTZ NOTARY PUBLIC STATE OF TENNESSEE 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