This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 022 00 0 109.00
2957 CLAY LICK ROAD
WHITES CREEK, TN 37189
A/K/A
2957 CLAYLICK ROAD
WHITES CREEK, TN 37189

NO MORTGAGE
New Owner - Send Tax Bills:
SECRETARY OF VETERANS AFFAIRS
110 9TH AVENUE SOUTH
NASHVILLE, TN 37203
VA NO. 20-20-6-0525686

BILL GARRETT, Davidson County
Trans: T20100010329 DEEDTRS
Recvd: 02/22/10 11:09 2 pgs
Fees: 12.00 Taxes: 0.00
20100222-0013273

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **SEPTEMBER 13, 2004, TRANSCONTINENTAL TITLE CO** was named Trustee in a Deed of Trust of even date executed by **STEVEN M. LAPPIN AND LORIE A. LAPPIN, HUSBAND AND WIFE,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$168,600.00**, principal and interest at **5.250%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20040922-0114130** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20100120-0004930** 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: **JANUARY 8, 2010/JANUARY 15, 2010/JANUARY 22, 2010** in **DAVIDSON A.M.**, a newspaper of general circulation in **DAVDISON** 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 on **FRIDAY, FEBRUARY 19, 2010 AT 3:00 P.M., ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **J. PHILLIP JONES**, individually or by and through his agent, 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 **PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SBM NATIONAL CITY MORTGAGE, INC., FKA NATIONAL CITY MORTGAGE, CO, 3232 NEWMARK DRIVE, MIAMISBURG, OH 45342,** submitted the highest and best bid, on behalf of **THE SECRETARY OF VETERANS AFFAIRS,** in the amount of $101,350.00

WHEREAS, **PNC MORTGAGE**, has assigned its interest in said property to **THE SECRETARY OF VETERANS AFFAIRS**, his successors and assigns; and

NOW THEREFORE, in consideration of the premises I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **THE 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:

THE FOLLOWING DESCRIBED PROPERTY LYING IN THE CITY OF WHITES CREEK, COUNTY OF DAVIDSON, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I: A PORTION OF A TRACT OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, LOCATED ON CLAY LICK ROAD BEING PART OF THE SAME PARCEL OF LAND CONVEYED TO FRED E. GOBLE AND WIFE, MARY GOBLE BY WARRANTY DEED FROM HARRY H. RILEY, ET AL., WHICH IS REFERRED TO AS TRACT I OF SAID DEED, RECORDED IN BOOK 5009, PAGE 890 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEGINNING AT A POINT (POST) ON THE SOUTHERLY MARGIN OF CLAY LICK ROAD, THENCE IN A SOUTHWESTERLY DIRECTION FOR APPROXIMATELY 975 FEET TO A CORNER POST REPRESENTING THE SOUTHERLY CORNER OF THE ORIGINAL TRACT I; THENCE N. 37 DEGREES 15' E. 300 FEET TO A POINT; THENCE N. 43 DEGREES 25' E. 335 FEET TO A PIN; THENCE N. 2 DEGREES 35' E. TO A POINT OF BEGINNING, AND BEING A TRIANGULAR PARCEL OF LAND.

TRACT II: LOCATED AND LYING IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEGINNING AT A PLANTED CORNER STONE THE SAME BEING G.C. CARNEY'S SOUTHEAST CORNER, AND IN THE BOUNDARY LINE OF THE C.A. TRAWICK LAND AND BEING A CORNER TO THE ORIGINAL RILEY FARM, AND RUNNING THENCE S. 10 DEGREES W. 148.5 FEET TO A STAKE (AND CROSSING CLAY LICK ROAD); THENCE S. 28 DEGREES 30' W. 601 FEET TO A TREE; THENCE N. 3 DEGREES 30' E. 710 FEET TO A POINT IN THE NORTHERLY MARGIN OF THE CLAY LICK ROAD AND IN FENCE LINE; THENCE S. 82 DEGREES E. 276 FEET TO POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO STEVEN M. LAPPIN, A MARRIED MAN, BY DEED DATED FEBRUARY 20, 2004, OF RECORD IN INSTRUMENT NO. 20040225-0021276, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2957 CLAY LICK ROAD, WHITES CREEK, TENNESSEE 37189. (A/K/A 2957 CLAYLICK ROAD, WHITES CREEK, TENNESSEE 37189).

I, **J. PHILLIP JONES,** Substitute Trustee, convey to **THE 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 **FEBRUARY 19, 2010.**

Jones, Substitute Trustee

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 **FEBRUARY 19, 2010.**

Elizabeth P. Guye

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 101,350.00
SECRETARY OF VETERANS AFFAIRS IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this **19TH day of FEBRUARY, 2010.**

Elizabeth P. Guye

Notary Public

My Commission Expires: 1/21/2013

RETURN TO:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County