BOOK 6580 PAGE 931

83-1
Par 73 1s

Tennessee VA

Howard Brown
NYG Loan # 115310-2
VA Loan # LH 328046

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 31, 1984, and recorded in Book 6373, Page 572 in the Register's Office of Davidson County, Tennessee, Howard L. Brown, unmarried, conveyed to Peter Weiss, Trustee(s), 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 appointed the undersigned as Substitute Trustee by instrument of record in Book 6530, Page 191 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on the 13th day of June, 1985, at the main (south) door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale The New York Guardian Mortgagee Corp., a corporation whose address is P. O. Box 870, Hempstead, New York, 11551 being the highest and best bidder, became the purchaser of said property at and for the sum of Twenty-six Thousand Five Hundred and No/100 Dollars; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by The New York Guardian Mortgagee Corp. of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said The New York Guardian Mortgagee Corp., its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 14 and the easterly 5 feet of Lot No. 15 on the Plan of Jones and Bradfords Subdivision of record in Book 161, page 142, Register's Office for said County.

Said property fronts a total of 55 feet on the southerly side of West Greenwood Avenue and runs back between parallel lines 154.5 feet to an alley on which it measures a total of 55 feet

J 1 2 6 9 7
IDENTIF. REFERENCE
JUN 13 10 10 AM '85
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ ~~26,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~13th~~ DAY OF ~~June~~ ~~1985~~

Notary Public

MY COMMISSION EXPIRES My Commission Expires Dec. 8, 1987

Subject to any unpaid taxes. BOOK 6580 PAGE 932

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto The New York Guardian Mortgagee Corp., its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Recording Fee for Substitution of Trustee	$ 6.00
Publication Expense	189.00
Attorney's Fees	200.00
Credit on Note	26,105.00
	$26,500.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 13th day of June, 1985.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 13th day of June, 1985, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires Dec. 8, 1987

State Tax $
Clerk's Fee $
TOTAL $

Paid_____

PROPERTY ADDRESS
1018 West Greenwood Avenue
Nashville, TN 37206

AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
The New York Guardian Mortgagee Corp.
P. O. Box 870
Hempstead, New York 11551

Aq-77

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6580 PAGE 933

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			26500.CO- CAMT.	
			66.90 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	75.40-
7799A06/13/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 2 6 9 7

IDENTIF. REFERENCE

JUN 13 10 10 AM 1985

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 144231