Tennessee VA

Paul W. Bates, Jr.
Simmons # 021369
VA Loan # LH 321 648

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 5, 1983, and recorded in Book 6154, Page 794 in the Register's Office of Davidson County, Tennessee, Paul W. Bates, Jr. and wife, Eva L. Bates, conveyed to Tim N. Taylor, 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 6997, Page 16 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 8th day of January, 1987, 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 Simmons First Mortgage Company, a corporation whose address is P. O. Box 8701, Little Rock, Arkansas, 72207 being the highest and best bidder, became the purchaser of said property at and for the sum of Forty-one Thousand Two Hundred Forty-five 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 Simmons First Mortgage Company 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 Simmons First Mortgage Company, 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:

TRACT 1:

LAND in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, near Bordeaux, lying between the Hamilton Road and Cumberland River, and described as follows:

Beginning in the southerly margin of Cliff Drive at a point 542.5 feet east of the center of Hamilton Road, being the northeast corner of a lot conveyed to Martha Jospehine Curtis; thence with the southerly margin of said Cliff Drive, south 58 degrees east 75 feet to the northwest corner of a lot conveyed to Will E. Perry; thence south 32 degrees west 160 feet; thence north 58 degrees west 75 feet; thence north 32 degrees east 160 feet to the beginning.

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 41,245.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January 19 87

Notary Public

MY COMMISSION EXPIRES My Commission Expires Dec. 8, 1987

TRACT II:

Land in the 13th Civil District of Davidson County, near Bordeaux, lying between the Hamilton Road and Cumberland River, and described as follows:
BEGINNING at a point 160 feet south of the southerly margin of Cliff Drive at the southeast corner of the property conveyed to William King and wife, by deed from Everett Templeton and wife, of record in Book 3311, Page 309, said Register's Office; thence south 32 deg. west 50 feet; thence North 58 deg. west 75 feet; thence North 32 deg. east 50 feet to the southwest corner of said King property; thence with said King's southerly line south 58 deg. east 75 feet to the beginning.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, togetner with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Simmons First Mortgage Company, 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	204.00
Attorney's Fees	200.00
Credit on Note	40,835.00
	$41,245.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 8th day of January, 1987.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 8th day of January, 1987, 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	$115.36
Clerk's Fee	.50
TOTAL	$115.86

PROPERTY ADDRESS
3001 Cliff Drive
Nashville, TN 37207

PROPERTY OWNER:
Simmons First Mortgage Company
P. O. Box 8701
Little Rock, AR 72207

Mortgagee: None
This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

8246 1.

IDENTIFICATION REFERENCE

JAN 12 9 16 AM '87

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7103 PAGE 517

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

41845.38- CAPT.
115.36 COTAX
.00 PRFEE
6.20 WDEED
CHECK 121.56-
7/27/87:12/87 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24611

IDENTIFICATION REFERENCE

JAN 12 9 16 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 33372