Tennessee VA

Kelly M. Garrison
BBMC # 099934-4
VA #LH 368-037

BOOK 7892 PAGE 112

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 15, 1987, and recorded in Book 7397, Page 312, in the Register's Office of Davidson County, Tennessee, Kelly M. Garrison and wife, Jill O. Garrison, conveyed to Claude E. Pope 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 7849, Page 61 in the Register's Office of Davidson County, Tennessee; 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 19th day of July, 1989, 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 time the said property was struck off and sold to BancBoston Mortgage Corporation, a corporation, whose address is P.O. Box 44090, Jacksonville, Florida 32232 at and for the sum of Fifty-eight Thousand Six Hundred Eighty-four and no/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said BancBoston Mortgage Corporation has assigned its interests in the said property to the Secretary of Veterans Affairs, his successors and assigns; 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 BancBoston Mortgage Corporation of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Arhold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Secretary of Veterans Affairs, his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

Land lying in the 4th Civil District of Davidson County, Tennessee, described according to a survey of John M. Sullivan, County Surveyor for said County, dated October 14, 1959, as follows:

Beginning on the south margin of Couchville Pike, said beginning point is North 57 degrees 10 minutes West 20.5 feet; North 64 degrees 53' West 100 feet; North 68 degrees 50' West 100 feet and North 72 degrees 16' West 45.83 feet. From the northeast corner of the 6.5 acre tract conveyed to William Lathan recorded in Book 1578, Page 433, Register's Office for said County; thence South 4 degrees 27' West 545 feet to a fence; thence with a fence and Clarence E. Ervin's line as follows: North 75 degrees 23' West 115.27 feet: North 55 degrees 21' West 15.67 feet; thence North 4 degrees 27' East 532.43 feet to the south margin of Couchville Pike; thence with the south margin of Couchville Pike as follows: South 83 degrees 5 minutes east 75.34 feet; South 72 degrees 16' East 54.17 feet to the beginning, containing 1.57 acres, more or less.

Kelly M. Garrison and wife Jill O. Garrison obtained title to the above referenced real estate by Deed of record in Book 7380, Page 912, Register's Office of Davidson County, Tennessee.

50287

IDENTIFICATION REFERENCE

JUL 19 [illegible] '89

DAVIDSON COUNTY, TN

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Subject to any unpaid taxes.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Secretary of Veterans Affairs, his 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 Appointment of Substitute Trustee	$ 6.00
Publication Expense	247.50
Attorney's Fees and Trustee's Fees	275.00
Credit on Note	58,155.50
	$58,684.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 19th day of July, 1989.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 19th day of July, 1989, 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 MAY 19, 1991

NO TAX

PROPERTY ADDRESS
3833 Couchville Pike
Hermitage, TN 37076

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Veterans Administration
Regional Office
110 9th Avenue South
Nashville, TN 37203

Mail to

THIS INSTRUMENT PREPARED BY:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991