Map 83-10
Par. 82.1

Tennessee VA

Victor M. Rivera
C&S #222824-6
VA #372 330

BOOK 7947 PAGE 795

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 13, 1988, and recorded in Book 7587, Page 40, in the Register's Office of Davidson County, Tennessee, Victor M. Rivera, unmarried, conveyed to W. Terry Edwards 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 7868, Page 431 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 28th day of September, 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 C&S Real Estate Services, Inc., a corporation, whose address is P.O. Box 656, Tucker, Georgia 30085 at and for the sum of Thirty-four Thousand Nine Hundred Forty-eight and no/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said C&S Real Estate Services, Inc. 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 C&S Real Estate Services, Inc. of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Arnold 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 Nashville, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the northerly 20 feet of Lot No. 134 and all of Lot No. 135 on the Map of McEwen Place, as of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 134 and all of Lot No. 135 fronts together 50 feet on the westerly side of Avondale Drive and runs back between parallel lines 128 feet to an alley.

Victor M. Rivera obtained title to the above-captioned real estate by Deed of Record in Book 7577, Page 607, Register's Office of Davidson County, Tennessee.

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	34,419.50
	$34,948.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 28th day of September, 1989.

ARNOLD M. WEISS, Substitute Trustee

REGI 09/28 0101 03CHECK 6.00

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 28th day of September, 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.

Kathy S Reffitt
NOTARY PUBLIC

My Commission Expires: My Commission Expires July 13, 1993

NOTARY PUBLIC STATE OF TENNESSEE

NO TAX

PROPERTY ADDRESS
406 Avondale Drive
Nashville, Tennessee 37206

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

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

MAIL ENV.

SEP 20 10 22 AM '89
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

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