Tennessee VA

James C. Buford
MAW #P929/355577
VA #371 443

149-1-B
Par 101

SUBSTITUTE TRUSTEE'S DEED BOOK 7985 PAGE 176

WHEREAS, by Deed of Trust dated April 8, 1988, and recorded in Book 7514, Page 216, in the Register's Office of Davidson County, Tennessee, James C. Buford and wife, Lori L. Buford, conveyed to Charles Bone 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 7880, Page 780 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 16th day of November, 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 Molton, Allen & Williams Corporation, a corporation, whose address is P.O. Box 10025, Birmingham, Alabama 35202 at and for the sum of Eight-three Thousand One Hundred Fourteen and no/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Molton Allen & Williams 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 Molton Allen & Williams Corporation 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 the City of Antioch, County of Davidson, State of Tennessee, to-wit:

BEING Lot No. 238 on the Plan of Piccadilly Square, Phase III of record in Plat Book 6250, Page 893, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

James C. Buford and Lori L. Buford obtained title to the above referenced real estate by Deed of record in Book 7514, Page 213, 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	82,585.50
	$83,114.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 16th day of November, 1989.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 16th day of November, 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 Ruffin
NOTARY PUBLIC

My Commission Expires: My Commission Expires July 13, 1993

NO TAX

PROPERTY ADDRESS
4640 Billingsgate Road
Antioch, TN 37013

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

4943 11/16 0101 03CHECK 6-00

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

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

Nov 16 10 17 AM '89

IDENTIF. REFERENCE

82534