Tennessee VA

Kenneth Johnson, et ux
Statesman #513024-0
VA #329 493

69-3
Par 29 Je

SUBSTITUTE TRUSTEE'S DEED

BOOK 8022 PAGE 771

WHEREAS, by Deed of Trust dated February 27, 1985, and recorded in Book 6502, Page 510, in the Register's Office of Davidson County, Tennessee, Kenneth E. Johnson and wife, Barbara A. Johnson, conveyed to Warren H. Wilds, Jr. 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 7704, Page 20 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 propert; 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 10th day of January, 1990, 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 Statesman Mortgage Company, a corporation, whose address is P.O. Box 9128, Des Moines, Iowa 50306 at and for the sum of Twenty-five Thousand Six Hundred Seventeen and no/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Statesman Mortgage Company 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 Statesman Mortgage Company 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 Lot No. 4 and the easterly 50 feet of the westerly 250 feet of the northerly 88 feet of Lot No. 28 of Block "G.G." on the revised map of Fairview Subdivision as of record in Book 1130, page 54, Register's Office for said County.

Said Lot No. 4 fronts 50 feet on the southerly side of Fairview Drive and together with said part of Lot No. 28, runs back between parallel lines 238 feet to a point 12 feet north of the northerly line of Lot No. 27.

Kenneth E. Johnson and wife, Barbara A. Johnson obtained title to the above-captioned real estate by Deed of Record in Book 6502, Page 507, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

This sale is made subject to the redemption rights of the State of Tennessee.

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	25,088.50
	$25,617.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 10th day of January, 1990.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

1769 01/10 0101 03CHECK 6.00

On this 10th day of January, 1990, 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. Ruff
NOTARY PUBLIC

NOTARY PUBLIC SHELBY COUNTY KATHY S. RUFF

My Commission Expires: My Commission Expires July 13, 1993

NO TAX

PROPERTY ADDRESS
4009 Fairview Drive
Nashville, Tennessee 37218

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 To:

Jan 10 12 27 PM 1990

IDENTIFICATION REFERENCE

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