Tennessee VA

Robert Ellison, et ux
BancPlus #10221385
VA #329 521

91-9
Par 263 1a

BOOK 8053 PAGE 748

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 30, 1984, and recorded in Book 6440, Page 807, in the Register's Office of Davidson County, Tennessee, Robert D. Ellison et ux Holly A. Ellison, conveyed to Larry E. Hamilton and D. Gene Merrill 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 8014, Page 881 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 February, 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 BancPlus Mortgage Corp., a corporation, whose address is P.O. Box 47524, San Antonio, Texas 78265 at and for the sum of Sixty-one Thousand Fifty-nine and no/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said BancPlus Mortgage Corp. 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 BancPlus Mortgage Corp. 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 southerly 50 feet of the westerly 157.8 feet of Lot No. 86 and the northerly 20 feet of the westerly 157.8 feet of Lot No. 87 on the plan of T.M. Nall's Subdivision of Lots 18, 19, 20, B.F. Cockrill Land, of record in Book 421, Page 63, Register's Office for said County.

Said property fronts 70 feet on the easterly margin of Stevenson Street, formerly Nall Avenue, and extends back between parallel lines, 157.8 feet to a dead line.

Robert D. Ellison and wife, Holly A. Ellison obtained title to the above-captioned real estate by Deed of Record in Book 6440, Page 804, 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	261.00
Attorney's Fees and Trustee's Fees	275.00
Credit on Note	60,517.00
	$61,059.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 28th day of February, 1990.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 28th day of February, 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.

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES MAY 18, 1991

NO TAX

PROPERTY ADDRESS
534 Stevenson Street
Nashville, Tennessee 37209

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

6427 02/28 0101 03CHECK 6.00

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

06887

IDENTIF. TREFERENCE

FEB 28 10 41 AM '90

DAVIDSON COUNTY TN.

RUSH