Map-43-9
Par 76-Is

Tennessee VA

Ronald Bowlin, et ux
UPNB #2080810
VA #376 774

BOOK 8090 PAGE 429

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 30, 1988, and recorded in Book 7718, Page 384, in the Register's Office of Davidson County, Tennessee, Ronald D. Bowlin and wife, Sarah S. Bowlin, conveyed to Vaden Lackey, 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 8046, Page 181 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 18th day of April, 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 Union Planters National Bank, a corporation, whose address is P.O. Box 3137, Memphis, Tennessee 38173 at and for the sum of Forty-two thousand three hundred forty and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Union Planters National Bank 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 Union Planters National Bank 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 Madison, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Overlook Estates, Block "A", of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 12 fronts 50 feet on the Northerly side of Lovell Street and extends back between parallel lines 135 feet to a dead line in the rear.

Ronald D. Bowlin and wife, Sarah S. Bowlin obtained title to the above-captioned real estate by Deed of Record in Book 7718, Page 381, 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	41,798.00
	$42,340.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 18th day of April, 1990.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 18th day of April, 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 10 1991

NO TAX

PROPERTY ADDRESS
209 Lovell Street
Madison, Tennessee 37115

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

2164 04/18 0101 03CHECK 6.00

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

RUSH

APR 18 10 10 AM '90

IDENTIF. TREFERENCE

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