Tennessee VA

THIS INSTRUMENT PREPARED BY AND RETURN TO:
LAW OFFICES OF SHAPIRO & KIRSCH
P. O. BOX 241155
MEMPHIS, TN 38124-1155

Name: J. R. Clintsman
S&K#: 89-0867
VA #: LH355777
Loan#: 9290443

SUBSTITUTE TRUSTEE'S DEED BOOK 8209 PAGE 486

WHEREAS, by Deed of Trust dated December 4, 1986, recorded in Book 7067, Page 856, and rerecorded in Book 7100, Page 831, in the Register's Office of Davidson County, Tennessee, John R. Clintsman and wife, Sandra R. Clintsman conveyed to Alan L. Saturn, Trustee, 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 8153, Page 119, and rerecorded in Book 8158, Page 311, and re-rerecorded in Book 8164, Page 590, 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 sale Deed of Trust by which advertisement the sale was appointed to be held on Wednesday, September 26, 1990 at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; 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 Independence One Mortgage Corporation, whose address is P.O. Box 5076, Southfield, MI 48086-5076, at and for the sum of $43,035.00, that being the highest and best bid offered; and,

WHEREAS, the said Independence One Mortgage Corporation has assigned its interests in the said property to Secretary of Veterans Affairs, an Officer of the United States of America, 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 Independence One Mortgage Corporation, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, First Financial Title Agency of Tennessee, Inc., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Secretary of Veterans Affairs, an Officer of the United States of America, 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:

The following described property in Nashville, County of Davidson, and State of Tennessee, to-wit: Lot No. 74 on the Plan of College Heights as of record in Book 332, Page 19, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 7067, Page 856, and rerecorded in Book 7100, Page 831, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 7067, Page 853, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, easements and restrictions.

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 Secretary of Veterans Affairs, an Officer of the United States of America, his successors and assigns, in fee simple forever, to whom the said First Financial Title Agency of Tennessee, Inc., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said First Financial Title Agency of Tennessee, Inc., Substitute Trustee, has hereunto set its hand and seal on Wednesday, September 26, 1990.

FIRST FINANCIAL TITLE AGENCY OF TENNESSEE, INC.

Joe M. Kirsch, President

STATE OF TENNESSEE
COUNTY OF SHELBY

6946 10/03 0101 03CHECK 6.00

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joe M. Kirsch with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the president of First Financial Title Agency of Tennessee, Inc. the within named bargainor, a corporation, and that he as such president executed the foregoing instrument for the purposes therein contained signing the name of the corporation by himself as president.

WITNESS my hand and Notarial Seal at Office the day and year above written.

SHANNON NAUGHER NOTARY PUBLIC SHELBY COUNTY, TN EXP. DEC. 8, 1993

Shannon Naugher
Notary Public

NO TAX

PROPERTY ADDRESS: 503 W Morton Avenue, Nashville, TN 337211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Veterans Affairs
c/o Director, VA Regional Office
110 9th Avenue, S.
Nashville, TN 37203

S & K File #89-0867

119-13-4384

62209 IDENTIF. REFERENCE Oct 3 11 43 AM '90 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.