Tennessee VA

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

Name: Donald Manners
S&K#: 90-1-0012
VA #: LH369693TN
Loan#: 229389-2

SUBSTITUTE TRUSTEE'S DEED BOOK 8209 PAGE 499

WHEREAS, by Deed of Trust dated February 19, 1988, recorded in Book 7475, Page 1, in the Register's Office of Davidson County, Tennessee, Donald E. Manners and wife, Shanon Manners conveyed to Richard A. Northcutt, 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 8023, Page 611, 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 BancBoston Mortgage Corporation, whose address is 7301 Baymeadows Way, Jacksonville, FL 32216, at and for the sum of $30,614.00, that being the highest and best bid offered; and,

WHEREAS, the said BancBoston 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 BancBoston 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:

Described land situated in Nashville, Davidson County, Tennessee, being part of Lot No. 5 in Block C in Priest Home Place Subdivision, a plan of which is of record in Book 161, page 102, Register's Office for Davidson County, Tennessee. Said part of Lot No. 5 fronts 40 feet on the south side of Fatherland Street, formerly Van Sinderin Street, beginning at the northwest corner of Lot No. 5 running thence southwardly with the line between Lots 5 and 6 on said plan 150 feet to an alley; thence easterly 50 feet with north margin of said alley to the line between Lots 4 and 5 on said Plan; thence, northerly with said line between Lots 4 and 5, 50 feet to a point; thence westerly and parallel

with Fatherland Street 10 feet to a point; thence, northerly and parallel with line between Lots 4 and 5, 100 feet to the south margin of Fatherland Street; thence westerly with the south margin of Fatherland Street 40 feet to the beginning.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 7475, Page 1, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 7474, Page 998, 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

6952 10/03 0101 03CHECK 6.00

STATE OF TENNESSEE
COUNTY OF SHELBY

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.

Notary Public

SHANNON NAUGHER NOTARY PUBLIC SHELBY COUNTY, TN EXP. DEC. 5, 1993

NO TAX

PROPERTY ADDRESS: 1910 Fatherland Street, Nashville, TN 37206

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 #90-1-0012

83-14-227

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.
OCT 3 11 45 AM '90

IDENTIF. REFERENCE

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