VA#307 762
THDA#81130365
SMC#321212

SUBSTITUTE TRUSTEE'S DEED

This Indenture, made this 2nd day of November, 1990, by and between Grady W. Agee, Substitute Trustee, Party of the First Part, and Secretary of Veterans Affairs, Party of the Second Part:

WHEREAS, by Deed of Trust dated the 23rd day of March, 1982 and recorded in the Register's Office of Davidson County, Tennessee, in Book 5865, Page 646, Michael S. Gray et ux Nina Elizabeth Gray conveyed to Harold Reeves, as Trustee the hereinafter described real estate for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Grady W. Agee was appointed Substitute Trustee by Appointment of Substitute Trustee recorded in Book 8188, Page 280 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said Deed of Trust requested the undersigned to advertise and sell said real estate under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request the undersigned advertised the said real estate for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the said sale was appointed to be held on the 2nd day of November, 1990 at the main entrance of the lobby of the Courthouse in Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said real estate at public outcry to the highest and best bidder, at which sale TENNESSEE HOUSING DEVELOPMENT AGENCY being the highest, best and last bidder, became the purchaser of said real estate at and for the sum of THIRTY NINE THOUSAND THREE HUNDRED ELEVEN AND 00/100 ($39,311.00); and

WHEREAS, the said purchaser being the owner of the debt for which said real estate was sold, has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

WHEREAS, the said purchaser has heretofore authorized and requested the undersinged Substitute Trustee to transfer and assign its said bid and to convey title to the party of the Second Part;

NOW, THEREFORE, in consideration of the premises, and of said payment, the undersigned Grady W. Agee as Substitute Trustee, does hereby grant, bargain, sell and convey unto the said Party of the Second Part, and unto his successors and assigns, the real property above mentioned and now further described as follows, to-wit:

Being the westerly 5 feet of Lot No. 255 and all of Lot No. 257 on the Second Plat of Sunrise Heights of record in Plat Book 421, Page 46, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforedescribed real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any way appertaining unto the said Party of the Second Part, as aforesaid, and unto his successors and assigns forever, to whom the said Grady W. Agee, as Substitute Trustee, warrants the title to the aforesaid real estate against the lawful claims and demands of all persons claims by, through or under him, but not further or otherwise.

11/15 0101 03CHECK 6.00

IN TESTIMONY WHEREOF, Grady W. Agee, as Substitute Trustee, has hereunto set his hand, this 2nd day of November, 1990.

GRADY W. AGEE
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for aid State and County, duly commissioned and qualified, personally appeared Grady W. Agee, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 2nd day of November, 1990.

NOTARY PUBLIC

My Commission expires:
March 29 1994

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $39,311.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 2nd day of November, 1990.

NOTARY PUBLIC

My Commission expires:
March 29, 1994

Property Address: 506 Raymond St.
Nashville, TN 37211

Mail tax bills to: VA
110 9th Avenue, South
Nashville, TN 37203

File #908018

Prepared by & return to: Agee & Agee, Attorneys
6254 Poplar Avenue, West Side
Memphis, TN 38119

72594

IDENTIF. REFERENCE
Nov 15 10 49 AM '90
FELIX Z. WILSON
DAVIDSON COUNTY TN.