Tennessee VA

MAP 72 03 .01

James Musice, et ux
Benefact #J-34642
VA #213 561

BOOK 8247 PAGE 502

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 12, 1973, and recorded in Book 4773, Page 685, in the Register's Office of Davidson County, Tennessee, Donald Ray Kinzer et ux Lela M. Kinzer, conveyed to Richard D. Cahoy 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 7768, Page 466 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 27th day of November, 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 Federal National Mortgage Association, a corporation organized under an Act of Congress and exising pursuant to the Federal National Mortgage Association Charter Act having its home office in the City of Washington, District of Columbia at and for the sum of Sixteen Thousand Nine Hundred Forty-four and no/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Federal National Mortgage Association 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 Federal National Mortgage Association 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:

BEING the westerly 1/2 of Lot No. 206 and the easterly 9.8 feet of Lot No. 207 on the Plan of Inglewood Place, of record in Book 332, Page 101, Register's Office, Davidson County, Tennessee.

SAID parts of Lot Nos. 206 and 207, together, front 59.8 feet on the northerly margin of McChesney Avenue and run back between parallel lines, 205 feet to a dead line in the rear on which it measures 59.8 feet.

James C. Musice and Edna T. Musice obtained title to the above-captioned real estate by Deed of Record in Book 6024, Page 170, 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	234.90
Attorney's Fees and Trustee's Fees	300.00
Credit on Note	16,403.46
	$16,944.36

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 27th day of November, 1990.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 27th day of November, 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

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES MAY 18, 1991

NO TAX

PROPERTY ADDRESS
1319 McChesney Avenue
Nashville, Tennessee 37216

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

5343 12/03 0101 03CHECK 6-00

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

IDENTIF. TREFERENCE

DEC 3 9 29 AM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

76361