Tennessee VA
94-1- Par 340

Timothy D. Leach, et ux
Meritor #2192938
VA #338 866

BOOK 8261 PAGE 168

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 23, 1985, and recorded in Book 6695, Page 197, in the Register's Office of Davidson County, Tennessee, Timothy David Leach and wife, Peggy Lynn Leach, conveyed to George Mudter 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 7801, Page 98 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 20th day of December, 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 Meritor Mortgage Corporation East, a corporation, whose address is 3001 Market Street - 1 West, Philadelphia, Pennsylvania 19104 at and for the sum of Thirty-four thousand four hundred ninety-eight and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Meritor Mortgage Corporation East 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 Meritor Mortgage Corporation East 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 Lot No. 50, on the Plan of Shelby Village, No. 5 as of record in Plat Book 2854, Page 118, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

There is included with this description an easement for ingress and egress as described in the Perpetual Joint Driveway Easement dated October 23, 1985, executed by Beverly R. Kyle and Anthony N. Pierce and wife, Dorothea M. Pierce.

Timothy David Leach and Peggy L. Leach obtainted title to the above-captioned real estate by Deed of Record in Book 7493, Page 251, 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	275.00
Credit on Note	33,982.10
	$34,498.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 20th day of December, 1990.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 20th day of December, 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 July 13, 1993

NO TAX

PROPERTY ADDRESS
904 Village Court
Nashville, Tennessee 37206

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

0804 12/20 0101 03CHECK 6.00

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

80844

IDENTIF. TREFERENCE

DEC 20 10 11 AM '90
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN.