Tennessee VA
133-11-156

Warren Cox
Midland #0013910981
VA #341 794

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 28, 1986, and recorded in Book 6813, Page 406, in the Register's Office of Davidson County, Tennessee, Warren W. Cox, Jr. and wife, Carolyn F. Cox, conveyed to D. Gene Merrill and Frederick E. Brooks 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 8225, Page 883 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 29th day of January, 1991, 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 MidFirst Bank, State Savings Bank, a corporation, whose address is P.O. Box 26648, Oklahoma City, OK 73126 at and for the sum of Sixty-one Thousand Six Hundred Twenty-nine and no/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said MidFirst Bank, State Savings Bank 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 MidFirst Bank, State Savings Bank 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:

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Section Two, Valley View Meadows, of record in Book 3600, Page 60, Register's Office for said County.

Said Lot No. 190 fronts 70.31 feet on the northeasterly margin of Bunny Drive and extends back 120.86 feet on the northwesterly line and 146.30 feet on the southeasterly line to a broken line in the rear, measuring 110.44 feet thereon.

Warren W. Cox, Jr. and Carolyn F. Cox obtained title to the above referenced real estate by Deed of record in Book 6793, Page 973, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

This sale is made subject to the redemption rights of the Internal Revenue Service.

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	61,113.10
	$61,629.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 29th day of January, 1991.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 29th day of January, 1991, 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
3804 Bunny Drive
Nashville, TN 37211

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

8986 01/29 0101 03CHECK 6.00

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

FELIX A. NILSON III REGISTER
DAVIDSON COUNTY TN.
JAN 29 10 10 AM '91
IDENTIF. TREFERENCE
89042