Tennessee VA

Name: Michael A. Karas
S&K#: 90-1473
VA #: LH 351471TN
Loan#: 219673-2

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 21, 1986, recorded in Book 7054, Page 216, and rerecorded in Book 7061, Page 870, in the Register's Office of Davidson County, Tennessee, Louis N. Farringer and wife, Frances T. Farringer conveyed to Van H. Singleton, 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 8263, Page 144, 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, March 6, 1991 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 $116,049.00, 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, Joe M. Kirsch, 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 the southerly part of Lot No. 28 and the northerly 35 feet of Lot No. 29 of Block No. 3, Hillsboro Highlands Subdivision as of record in Book 843, page 23, Register's Office for said County, described as follows: BEGINNING on the westerly margin of 22nd Avenue South, at the southeast corner of the property conveyed to Joseph Neely Cook and wife, by deed from Lehman N. Black and wife, of record in Book 1815, page 603, said Register's Office, being 3 feet south of the corner of Lots Nos. 27 and 28; thence with Cook's southerly line, westwardly 165 feet, more or

less, to the common corner of Lots Nos. 17, 18, 27 and 28; thence with the easterly line of Lots Nos. 17 and 16, southwardly 100 feet, more or less, to the northwest corner of the property conveyed to Carrie E. Hollandsworth by deed from Oscar Bainbridge and wife, of record in Book 1046, page 555, said Register's Office; thence with Hollandsworth's northerly line, eastwardly 165 feet to the westerly margin of 22nd Avenue South; thence with same northwardly 97 feet, more or less, to the beginning.

This legal description is identical with that in Deed recorded in Book 7054, Page 216, and rerecorded in Book 7061, Page 870, Register's Office of Davidson County Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 7054, Page 216, and rerecorded in Book 7061, Page 870, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 7467, Page 468, 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 Joe M. Kirsch, 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 Joe M. Kirsch, Substitute Trustee, has hereunto set its hand and seal on Wednesday, March 6, 1991.

Joe M. Kirsch, Substitute Trustee

3230 03/13 0101 03CHECK 6.00

STATE OF TENNESSEE
COUNTY OF SHELBY

On Wednesday, March 6, 1991, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, 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.

My Commission Expires 12/6/93

Notary Public

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 2807 22nd Avenue South, Nashville, TN 37215

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 #90-1473

117-2-186

IDENTIF. REFERENCE 98863