SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 27, 1989, and recorded in Book 7782, Page 291, in the Register's Office of Davidson County, Tennessee, Anthony R. Birdsong and wife, Patricia S. Birdsong, conveyed to Oliver W. Alphin and James E. Holland 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 8324, Page 959 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 22nd day of May, 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 First National Bank, a corporation, whose address is P.O. Box 81325, San Diego, California 92138 at and for the sum of Thirty-one thousand eight hundred eighty-three and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said First National 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 First National 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 the easterly 65.70 feet front and 17-1/2 feet rear of Lot No. 44 on the Plan of Bransford Realty Company's Subdivision of Lots 1 to 10 inclusive and other Lots in Mrs. E.S. Clark's Subdivision of Lots Nos. 39 and 40 and part of 38 Boyd McNairy Plan, as of record in Book 421, Page 90, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 44 fronts 65.70 feet on the northerly side of Scovel Street, formerly Madison Street, and runs back 158 feet more or less on the westerly line and 168 feet on the easterly line with the westerly margin of an alley to an alley in the rear and measures 17-1/2 feet on said rear line.

Anthony R. Birdsong obtained title to the above-captioned real estate by Deed of Record in Book 7782, Page 288, 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	31,367.10
	$31,883.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 22nd day of May, 1991.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 22nd day of May, 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 March 28 1995

NO TAX

PROPERTY ADDRESS
2400 Scovel Street
Nashville, Tennessee 37208

NOTARY PUBLIC SHELBY COUNTY TENNESSEE ANDREA MIDDLETON

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

4200 05/22 0101 03CHECK 6.00

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

16092

IDENTIFICATION REFERENCE

May 22 10 44 AM '91

PICK-UP