83-10-276

BA/MC #250133
VA #367 409

8383 PAGE 709

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 15, 1987, and recorded in Book 7383, Page 225, in the Register's Office of Davidson County, Tennessee, Robert L. Hines and wife, Angela Hines, conveyed to David J. Guilford 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 8350, Page 500 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 26th day of June, 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 Barclays American Mortgage Corporation, a corporation, whose address is P.O. Box 31728, Charlotte, North Carolina 28231 at and for the sum of Forty-eight Thousand One Hundred Ninety-two and no/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Barclays American Mortgage Corporation 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 Barclays American Mortgage Corporation 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 a part of a 10.25 Acre Tract as shown on the plan of Richardson Place of record in Book 547, Page 135, Register's Office for said County, and being more particularly described as follows:

Beginning at a point 60.75 feet more or less from the easterly terminus of Forrest Avenue, said point being along the extended northerly margin of said Avenue. Thence leaving the extend access of Forrest Avenue N 10 degrees 29' 30" E 91.85 feet to a point; thence S 71 degrees 39' 30" E 133.25 feet to a point, said point being in the westerly line of Robert L. Jordan; thence S 4 degrees 15' W 60 feet to a point, thence N 85 degrees 25' 30" E 139.25 feet to the point of beginning.

Robert L. Hines and wife, Angela Hines obtained title to the above-captioned real estate by Deed of Record in Book 7383, Page 222, 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	47,676.10
	$48,192.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 26th day of June, 1991.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 26th day of June, 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
1903 Forrest Avenue
Nashville, Tennessee 37206

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

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

FILED
JUN 26 10 21 AM '91
IDENTIFICATION REFERENCE
2518.18.

3003 26 3101 03CHECK 6.00