Tennessee VA

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

Name: Herman Broadway
S&K#: 91-0601
VA #: LH-361958
Loan#: 7354306

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 5, 1987, recorded in Book 7233, Page 597, in the Register's Office of Davidson County, Tennessee, Roger L. Jackman and Nancy C. Jackman, husband and wife conveyed to Stephen R. Josleyn, 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 8344, Page 660, 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, JULY 24, 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 Government National Mortgage Association, whose address is c/o Bowest Corporation, 3300 N. Torry Pines Court, La Jolla, CA 92037, at and for the sum of $87,759.00, that being the highest and best bid offered; and,

WHEREAS, the said Government National Mortgage Association 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 Government National Mortgage Association, 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 Hermitage, County of Davidson, State of Tennessee, to-wit:

Described land in the 4th Civil District of Davidson County, Tennessee, being a portion of Tract #2, designated as Tract #3, located on Chandler Road, being described as follows:

Beginning at a point in the center on the Mt. Juliet to Tulip Grove Road, known as Chandler Road, in the line of Ethridge corner of cross (marked by a corner post and an iron pin on the south side of Road), running with cross S 7 degrees 30' East 872.1 feet to a corner post in the line of Hayes corner of cross; thence with Hayes N 81 degrees 30' West 186.5 feet to an iron pin

in fence line; thence leaving Hayes and with the new East line of the remainder of old tract #2, North 4 degrees 15' West 492.0 feet to an iron pin on the east side of small branch with 6" Hackberry Tree, pointer blazed with 4 hacks; thence North 5 degrees 45' West 328.1 feet (passing an iron pin in drain on south side of road at 300 feet) to the center of Chandler Road; thence with the Center of road, North 81 degrees 15' East 141.2 feet to the point of beginning, containing 3.04 acres, more or less.

This legal description is identical with that in Deed recorded in Book 7233, Page 597, 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 7233, Page 597, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 7581, Page 971, 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 Thursday, July 25, 1991.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

5383 07/26 0101 03CHECK 6.00

On Thursday, July 25, 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.

Notary Public

My Commission Expires 12/6/93

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 4673 Chandler Road, Hermitage, TN 37076

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 #91-0601
76-49

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