Tennessee VA
162-6-245

James Guthrie, et ux
MAW #402326
VA #320 515

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 21, 1983, and recorded in Book 6156, Page 524, in the Register's Office of Davidson County, Tennessee, James H. Guthrie and wife, Mary L. Guthrie, conveyed to N. Eddie Montgomery 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 7699, Page 320 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 7th day of August, 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 Molton, Allen & Williams Corporation, a corporation, whose address is P.O. Box 10025, Birmingham, Alabama 35202 at and for the sum of Fifty-eight Thousand Two Hundred Five and no/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Molton, Allen & Williams 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 Molton, Allen & Williams 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 Antioch, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 14 on the Plan of Valley Green Subdivision, of record in Book 4460, page 96, Register's Office, Davidson County, Tennessee.

Said Lot No. 14 fronts 86 feet on the southerly margin of Delvin Drive, and runs back 129.46 feet on the east sideline, and 130 feet on the west sideline to the rear, which is a broken line, which is a total of 70.94 feet across the rear lot line.

James Guthrie and Mary Guthrie obtained title to the above-captioned real estate by Deed of Record in Book 6156, Page 522, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes. BOOK 8415 PAGE 327

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	57,689.10
	$58,205.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 7th day of August, 1991.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 7th day of August, 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 25, 1995

NO TAX

PROPERTY ADDRESS
201 Delvin Drive
Antioch, Tennessee 37013

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

3727

IDENTIFICATION REFERENCE NO.

AUG 7 10 12 AM '91

FELIX E. [illegible]
REGISTER'S OFFICE

1477 08/07 0101 01CASH 6.00