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

BOOK 8585 PAGE 545

Tennessee VA

Name: Elizabeth N. Candler
S&K#: 91-1786
VA #: LH-348227
Loan#: 0013912426

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 27, 1986, recorded in Book 6872, Page 585, Register's Office of Davidson County, Tennessee, Charles R. Candler and Elizabeth N. Candler, husband and wife conveyed to D. Gene Merrill & Frederick E. Brooks, 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 8526, page 592, 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 25, 1992** 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 Midfirst Bank, State Savings Bank, whose address is c/o Midland Mortgage Company, P. O. Box 26648, Oklahoma City, Oklahoma 73126, at and for the sum of $33,724.00, that being the highest and best bid offered; and,

WHEREAS, the said Midfirst Bank, State Savings Bank 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 Midfirst Bank, State Savings Bank, 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 in Davidson County, Tennessee, being part of Lots Nos. 28, 29 and 30 on the Map of West End Land Company's Subdivision, of record in Book 421, page 152, Register's Office for said County, which is described as follows: Beginning at an iron pin in the South margin of Normandy Place, South, as established and dedicated on the Revised Plan of Acklin Heights, of record in Book 1835, page 10, said Register's Office, said point being 220 feet East of the Southeast corner of said Normandy Place, South and 37th Avenue, North; thence with said Normandy Place, South, South 80 degrees 26' East, 55 feet to an

iron pin; thence South 8 degrees, west 223.5 feet to an iron pin in the South line of Lot No. 28; thence along the line of the same, North 63 degrees, West 55 feet to a point; thence North 9 degrees 15' East 218.5 feet to the point of beginning.

This legal description is identical with that in Deed recorded in Book 6872, Page 585, 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 6872, Page 585, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 6872, page 582 and re-recorded in Quitclaim Deed, Book 8030, page 652, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements and any other matter of record.

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 the 26 day of March, 1992.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 26th day of March, 1992, 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 7/18/92

96334

IDENTIFICATION REFERENCE

MAR 27 1 23 PM

DAVIDSON COUNTY, TN

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 3603 South Normandy Place, Nashville, TN 37204

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 #91-1786

Map & Parcel - 104-1-149

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6.00