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

Tennessee VA

Name: Roger A. Kirby and Tresa L. Kirby
S&K#: 92-0053
VA #: LH-339660
Loan#: 754414

SUBSTITUTE TRUSTEE'S DEED BOOK 8627 PAGE 61

WHEREAS, by Deed of Trust dated December 12, 1985, recorded in Book 6736, Page 857 and re-recorded in Book 6745, Page 393, and corrected in Book 7531, Page 180, Register's Office of Davidson County, Tennessee, Roger A. Kirby and wife, Tresa L. Kirby conveyed to Van H. Singleton, 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 8555, page 210, 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, APRIL 29, 1992** at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; at which time the sale was adjourned to **WEDNESDAY, MAY 13, 1992**, at 10:00 a.m.; and,

WHEREAS, at the time and place mentioned above, 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 Federal National Mortgage Association, whose address is c/o California Mortgage Service, P. O. Box 25019, Santa Ana, California, at and for the sum of $32,952.00, that being the highest and best bid offered; and,

WHEREAS, the said Federal 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 Federal 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 Madison, County of Davidson, State of Tennessee, to-wit:

Described land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Overlook Estates, Block "B", of record in Book 843, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

This legal description is identical with that in Deed recorded in Book 6736, Page 857 and re-recorded in Book 6745,

Page 393, and corrected in Book 7531, Page 180, 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 6736, Page 857 and re-recorded in Book 6745, Page 393, and corrected in Book 7531, Page 180, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 6736, page 854, 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 Thursday, May 14, 1992.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 14th day of May, 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.

Debbie J Hearn
Notary Public

My Commission Expires 2-13-96

DEBBIE J. HEARN NOTARY AT LARGE TENNESSEE

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 309 Wiley Street, Madison, TN 37115

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 #92-0053

Map & Parcel - 43-9-26

F0644

IDENTIF. TREFERENCE

MAY 15 1 00 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

7180 05/15 0101 03CHECK 6.00