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

BOOK 8629 PAGE 431

Tennessee VA

Name: Willie D. Brown and Teresa J. Brown
S&K#: 91-0635
VA #: LH-366245
Loan#: 5386619

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 26, 1987, recorded in Book 7288, Page 508, Register's Office of Davidson County, Tennessee, Willie D. Brown and wife, Teresa J. Brown conveyed to Phillip E. Hill, 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 8410, page 622, 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 8, 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 Government National Mortgage Association, whose address is c/o ITT Bowest Corporation, 3300 N. Torrey Pines Court, La Jolla, California, at and for the sum of $59,733.00, 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 Nashville, County of Davidson, State of Tennessee, to-wit:

Described property situated in Davidson County, Tennessee, being Lot No. 22 on the Plan of Hillmore Subdivision of record in Book 6250, page 195, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

This legal description is identical with that in Deed recorded in Book 7288, Page 508, Register's Office of Davidson County Tennessee.

The prior Substitute Trustee's Deed, recorded in Book 8462, page 415, was void because of a bankruptcy being filed before the foreclosure sale, said bankruptcy being filed in the United States Bankruptcy Court for the Middle District of Tennessee under Bankruptcy Case No. 91-09653-GP3-7 on October 8, 1991.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 7288, Page 508, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 8462, page 415, 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 14th day of May, 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.

Notary Public My Commission Expires

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 818 Hillmore Drive, Nashville, TN 37218

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 #91-0635

Map & Parcel - 59-14-265

11572 IDENTIF. TREFERENCE
MAY 19 12 47 PM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN
3196 05/19 1101 OSCHECK 6.00