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Tennessee VA

Abraham Schoenberger
BA/MC #256325
VA #375 821

BOOK 8708 PAGE 262

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 24, 1988, and recorded in Book 7688, Page 681, in the Register's Office of Davidson County, Tennessee, Abraham J. Schoenberger and wife, Kimberly Dawn Schoenberger, conveyed to D.J. Atkins and Harold I. Brooks 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 8320, Page 641 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 August 18, 1992, 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 Barclays American Mortgage Corporation, a corporation, whose address is P.O. Box 31728, Charlotte, North Carolina 28231-1728 at and for the sum of Forty-Nine Thousand Nine Hundred Ten and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Barclays American Mortgage 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 Barclays American Mortgage 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 Nashville, County of Davidson, State of Tennessee, to-wit:

A certain tract of land located in the Ninth Civil District of Davidson County, Tennessee and on the east side of Lewis Road and being a part of a 12 acre tract conveyed to Eva Mae Larkin Sawyers et vir, of record in Book 1166, Page 397, Register's Office for said County, and being Parcel 41, Map 155 Davidson County Mapping Department, and more fully described according to a survey of Elbert F. Luther, Jr., as follows:

Beginning at an iron pin in center of Lewis Road, same beginning the northwest corner of Tract No. 2; thence south 87 deg. 30 min. east 512.5 feet to an iron pin at the east line of 12 acre tract; thence north 4 deg. 45 min. east 294.5 feet to the southeast corner of Tract No. 4, leaving said corner south 83 deg. 30 min. west, 543.1 feet to an iron pin, the same being the southwest corner of Tract No. 4; thence south 2 deg. 30 min. west 206.5 feet to the beginning containing 3.0 acres more or less.

Abraham J. Schoenberger and Kimberly Dawn Schoenberger obtained title to the above referenced real estate by Deed of record in Book 7688, Page 678, Register's Office of Davidson County, Tennessee.

38660

TENNESSEE REFERENCE

AUG 21 12 57 PM '92

DAVIDSON COUNTY, TN

This Instrument Prepared By
ARNOLD M. WEISS
Attorney At Law
208 Adams Ave.
MEMPHIS, TN 38103-1991

Subject to any unpaid taxes.

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 Trustees Fees | 275.00 |
| Credit on Note | 49,394.10 |
| | $49,910.00 |

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

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on August 18, 1992 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On August 18, 1992, 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 Jan 28 1996

My Commission Expires:

NO TAX

PROPERTY ADDRESS
8569 Lewis Road,
Nashville, Tennessee 37221

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

TG9 08/71 0101 03CHECK 8.00