THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHARPE & KIRSCH
P.O. BOX 241
MEMPHIS, TN 38124-0105

BOOK 8734 PAGE 268

Tennessee VA

Name: Margo R. Milledge
S&K#: 92-0445
VA #: LH-373333TN
Loan#: 297522-5

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 14, 1988, recorded in Book 7603, Page 141, Register's Office of Davidson County, Tennessee, Margo R. Milledge, unmarried conveyed to Stephen R. Josleyn, 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 8668, Page 709, 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, SEPTEMBER 16, 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 Cenlar Federal Savings Bank, whose address is 101 Carnegie Center, CN #5223, Princeton, NJ 08543, at and for the sum of $46,928.00, that being the highest and best bid offered; and,

WHEREAS, the said Cenlar Federal 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 Cenlar Federal 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 property in Davidson County, Tennessee, being the Easterly 25 feet to Lot No. 8 and the westerly part of Lot No. 9 of Block 7 on the Plan of Broadmoor, of record in Book 547, page 161, as follows:
Beginning at an iron pin in the southerly margin of Broadmoor Drive, formerly Woodruff Drive, which iron pin is 5 feet westerly from the common corner of Lots 9 and 10 on said plan; thence southerly parallel to and 5 feet westerly from the line between said lots 100 feet to an iron pin at the northeast corner of the property conveyed to Lela B. Maxwell by deed of record in Book 2590, page 37, Register's Office for said County; thence with Maxwell northerly line westerly parallel to Broadmoor Drive 12 feet to an iron pin in Maxwell's northwest corner; thence southerly

parallel to the line between Lots Nos. 9 and 10 on said plan and along Maxwell's westerly line 50 feet to an iron pin in the northerly line of Lot 14 on said plan; thence westwardly with the dividing line between Lots 8 and 9, 14 and 15, 58 feet to a point which is 25 feet eastwardly from the southwest corner of Lot 8; thence northwardly 150 feet to a point in the southerly margin of Broadmoor Drive; thence with the margin of the same eastwardly 70 feet to the point of beginning.

Together with an easement for the right to use the easterly 5 feet of Lot No. 9 of Block F, as set out in the deed from James Roy Conyer, Jr. and wife, to Thomas R. Maxwell and wife, of record in Book 2497, page 171, Register's Office for said County.

This legal description is identical with that in Deed recorded in Book 7603, Page 141, 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 7603, Page 141, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 7603, Page 137 , 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 16th day of September.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 16th day of September, 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.

Brenda C. Spicer
Notary Public

My Commission Expires 3-[illegible]-96

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 806 Broadmoor Drive, Nashville, TN 37216

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 #92-0445

Map & Parcel - 61-7-96

SEP 21 12 51 PM '92
DAVIDSON COUNTY, TN
0101 03CHECK 8.00
IDENTIFICATION REFERENCE
47.431