THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF [illegible] & KIRSCH
[illegible]
MEMPHIS, TN [illegible]

BOOK 8734 PAGE 270

Tennessee VA

Name: Kevin Williams
S&K#: 91-0168
VA #: LH 313814TN
Loan#: 602328-8

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 8, 1983, recorded in Book 6020, Page 47, Register's Office of Davidson County, Tennessee, Timothy G. Harris and wife, Sandra A. Simmons Harris conveyed to Ernest W. Turnbull, 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 8370, Page 379, 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 Carteret Savings Bank, F.A., whose address is 601 Cleveland Street, Clearwater, FL 34617-0419, at and for the sum of $66,179.30, that being the highest and best bid offered; and,

WHEREAS, the said Carteret Savings Bank, F.A. 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 Carteret Savings Bank, F.A., 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 the 15th Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the Re-Subdivision of Lots 5, 6, 7 and 8, Caruthers Subdivision, as of record in Book 161, Page 163, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Eastland Avenue, the northwest corner of the subject tract and the southwest corner of a tract conveyed to Thurman Spiva, by deed from C. H. Greer and wife, of record in Book 2795, Page 225, said Register's Office; thence with Spiva's South line, South 78 deg. 29' East 180 feet to a point in the West line of the property conveyed to James R. Knowles and wife, et al, of record in Book 3347, Page 552, said

Register's Office; thence with Knowles line, South 20 deg. 18' West 75 feet to Knowles southwest corner; thence North 78 deg. 29' West 180.00 feet to a point in the easterly margin of Eastland Avenue; thence with said margin of said Avenue northeasterly 75 feet to the point of beginning.

This legal description is identical with that in Deed recorded in Book 6020, Page 47, 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 6020, Page 47, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 8344, Page 807, 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.

Notary Public

My Commission Expires 5-14-96

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 2706 Eastland Avenue, Nashville, TN 37206

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 #91-0168

Map & Parcel - 83-001.01

54 8/21 0101 03CHECK 8.00

SEP 21 12 51 PM '92
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

47.432