THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH
P. O. BOX 241157
MEMPHIS, TN 38124-1157

BOOK 8739 PAGE 712

Tennessee VA

Name: John S. Trowbridge and Christine Trowbridge
S&K#: 92-0836
VA #: LH-362237
Loan#: 7509339

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 31, 1987, recorded in Book 7195, Page 479, re-recorded in Book 7259, Page 151, Register's Office of Davidson County, Tennessee, James E. Eldridge, Jr. and wife, Deborah K. Eldridge 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 8674, Page 290, 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 23, 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 ITT Bowest Corporation, whose address is 3300 N. Torrey Pines Court, La Jolla, CA. 92037, at and for the sum of $69,897.00, that being the highest and best bid offered; and,

WHEREAS, the said ITT Bowest Corporation 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 ITT Bowest Corporation, 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 property in Davidson County, Tennessee, being Lot No. 1 on the Map of Primrose Acres Subdivision, as of record in Book 2663, page 106 and 107, Register's Office for said County.

Said Lot No. 1 begins at a point in the north margin of Woods Lake Drive the common front corner of Lots Nos. 1 and 2; thence north 195 feet to a point, the common rear corner of Lots Nos. 1 and 2; thence northwest 178.6 feet to a point in the easterly margin of Campbell Road and in the boundary of this Subdivision; thence south 170 feet along said margin to a point, the beginning of a curve;

thence 39.27 feet around said curve, having a radius of 25 feet to a point in the northerly margin of Woods Lake Drive; thence east along said margin 153.7 feet to the point of beginning.

This legal description is identical with that in Deed recorded in Book 7195, Page 479, re-recorded in Book 7259, Page 151, 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 7195, Page 479, re-recorded in Book 7259, Page 151, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 8376, Page 597, 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 September 23, 1992.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

0702 09/28 0101 03CHECK 8.00

On the 23rd 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 5-14-96

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 901 Woods Lake Drive, Madison, Tennessee 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 #92-0836

Map & Parcel - 42-3-2

IDENTIFICATION REFERENCE
SEP 28 | 49 PM '92
W.A. WILSON II REGISTER
DAVIDSON COUNTY, TN

49365