Tennessee VA
57-7-Pct 46

Michael Byars
VA #20-4-0008988
320 246

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 15, 1989, and recorded in Book 8007, Page 276, in the Register's Office of Davidson County, Tennessee, Yvonne F. Byars and Michael R. Byars and wife, Denise S. Byars tenants in common, conveyed to Billy Bushulen, Thomas Staten or Brenda Archbold 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 8796, Page 231 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 January 13, 1993, 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 Secretary of Veterans Affairs, a corporation, whose address is 110-9th Avenue South, Nashville, Tennessee 37203, at and for the sum of Seventy-Five Thousand Four Hundred Eighty-One and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Secretary of Veterans Affairs 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 Secretary of Veterans Affairs 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 Hermitage, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 63 on the Plan of Tulip Grove, Section 2, of record in Book 3700, at page 122, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This conveyance is made subject to the following:

1. The plat of record in Book 3700, Page 122, Register's Office for Davidson County, Tennessee, reveals a public utility and drainage easement 10 feet in width along the rear and southerly most property line; a 40 foot minimum building setback line from Des Moines Drive; a 20 foot minimum building setback line from Highland View Drive.

2. An easement of record in Book 4256, Page 504, said Register's Office.

3. Restrictive covenants recorded in Book 4134, Page 51, said Register's Office.

Michael R. Byars and Yvonne F. Byars and Denise S. Byars obtained title to the above referenced real estate by Deed of record in Book 8007, Page 273, Register's Office of Davidson County, Tennessee.

8 2 2 0 2

IDENTIFICATION REFERENCE

JAN 13 10 13 AM '93

DAVIDSON COUNTY, TN

PICK-UP

5433 01/13 0101 03CHECK 8.00

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	8.00
Publication Expense	234.90
Attorney's Fees and Trustees Fees	275.00
Credit on Note	74,963.10
	$75,481.00

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 January 13, 1993 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 13, 1993, 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: My Commission Expires March 28, 1995

NO TAX

PROPERTY ADDRESS
660 Des Moines Avenue,
Hermitage, Tennessee 37076

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Veterans Administration
Regional Office
110 9th Avenue South
Nashville, TN 37203

Mail to

THIS INSTRUMENT PREPARED BY:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991