THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH
P O BOX 241155
MEMPHIS, TN 38124-1155

Tennessee VA

Name: Kenneth E. Galloway and Velma R. Galloway
S&K#: 93-0171
VA #: LH 0359382
Loan#: 7441659

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 6, 1987, recorded in Book 7165, Page 707, Register's Office of Davidson County, Tennessee, Kenneth E. Galloway etux Velma R. Galloway 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 8893, Page 6, 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, MAY 26, 1993** 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 Residential Capital Corporation, whose address is 3300 N. Torrey Pines Court, La Jolla, CA. 92037, at and for the sum of $46,376.00, that being the highest and best bid offered; and,

WHEREAS, the said ITT Residential Capital 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 Residential Capital 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. 37 on the Revised Plan of Arrowhead Estates, Section 1 as of record in Book 4955, Page 27, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more conplete and accurate description.

This legal description is identical with that in Deed recorded in Book 7165, Page 707, 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 7165, Page 707, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 7165, Page 704, 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 date written below.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 26th day of May, 1993, 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: 1036 Mallow Drive, Madison, TN 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 #93-0171
Map & Parcel - 43-16-160

1731 06/24 0101 03CHECK 8.00

34142
IDENTIF. ← REFERENCE

93 JUN 24 PM 1:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.