Tennessee VA

Estella Harris
VA #20-4-0007294
320 264

BOOK 9030 PAGE 245

1-11-60/ 1202 0275

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 17, 1986, and recorded in Book 6768, Page 577, in the Register's Office of Davidson County, Tennessee, Estella M. Harris, a single person, conveyed to Paul D. McAllister, Berry S. Vestal and Billy Bushulen 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 8987, Page 730 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 August 4, 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 100-9th Avenue South, Nashville, Tennessee 37203, at and for the sum of Nineteen Thousand Six Hundred Fifteen 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 Nashville, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 319 on the Plan of Joywood Heights, Section 2, of record in Plat Book 1130, Pages 92 and 93, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description of said lot.

This conveyance is made subject to the following:

The plan of record at Plat Book 1130, Pages 92 and 93, Register's Office of Davidson County, Tennessee, shows a 30-foot minimum building setback line from Jones Avenue and a 10-foot easement for public utilities along the rear lot line.

Estella M. Harris obtained title to the above referenced real estate by Deed of record in Book 6768, Page 574, Register's Office of Davidson County, Tennessee.

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	400.00
Credit on Note	18,972.10
	$19,615.00

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 August 4, 1993 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On August 4, 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 JUNE 8, 1997

NO TAX

PROPERTY ADDRESS
2518 Jones Avenue,
Nashville, Tennessee 37207

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

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

48221
IDENTIF. & REFERENCE

93 AUG -4 AM 10:20
ELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

565 08/04 0101 03CHECK 8.00