SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust executed by Dennis W. Bright, and dated the 20th day of November, 1987, and recorded in the Register's Office of Davidson County, Tennessee in Book 7410 Page 976, conveyed to Patricia Spicer Carden, as Trustee, the hereinafter described for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth, and

WHEREAS, WILLIAM A. COHN was appointed Substitute Trustee by instruments of record in the Register's Office of Davidson County, Tennessee, Book 9218 Page 670, and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said deed of trust 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 that 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 said sale was appointed to be held on the 10th day of February, 1994, on or about noon, at the South Steps of the Davidson County Courthouse, Nashville, Tennessee, and;

WHEREAS, at the time and place mentioned in said advertisement, the sale was adjourned to Februray 11, 1994, on or about 11:00 a.m., and the undersigned offered said property for sale at public outcry to the highest bidder for cash at which sale Secretary of Veteran's Affairs being highest, best and last bidder, became the purchaser of said property at and for the sum of $32,623.00 and

WHEREAS, the foreclosure was performed in accordance with 12 U.S.C. § 1710(1)(2)(A) and there is no right of redemption in the original mortgagor or any other person;

WHEREAS, the said purchaser being the owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hands of the Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said trust deed; and

WHEREAS, said Source One Mortgage Services Corporation has at its request heretofore assigned its interest in said bid to said property to the Secretary of Veteran's Affairs, his successor and assigns;

NOW, THEREFORE, in consideration of the premises and of the payment by the Secretary of Veteran's Affairs, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned William A. Cohn as Substitute Trustee, does hereby grant, bargain, sell and convey unto the said Secretary of Veteran's Affairs as aforesaid, and unto its successors and assigns, the property above mentioned and now further described as situated in the County of Davidson, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lots Nos. 87 and 88 on the Plan of the United Electric Railway Company's Addition, as of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos 87 and 88 fronts 50 feet on the northerly side of Sevier Street and runs back between parallel lines with the easterly margin of South 19th Street, 100 feet to a dead line.

Being the same property conveyed to Dennis W. Bright by Warranty Deed from Truman Starnes, unmarried, in Book 7410 Page 973, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said Secretary of Veteran's Affairs as aforesaid, and unto its successors and assigns forever, to whom the said William A. Cohn as Substitute Trustee warrants the title to the aforesaid property against the lawful

claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, William A. Cohn, as Substitute Trustee has executed this instrument this 11th day of February, 1994.

William A. Cohn
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF Shelby

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared William A. Cohn with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Substitute Trustee, the within named bargainor, and that, he as such executed the foregoing instrument for the purpose therein contained and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and seal at office at Shelby, _____ County, Tennessee, this 11th day of February, 1994.

My Commission Expires:
11/13/96

Notary Public

I or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $32,623.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn before me on this 14th day of February, 1994.

My Commission Expires:
11/13/96

Notary Public

Mail Tax Bills To: US Dept. of Veteran Affairs
Loan Service and Claims Section
110 9th Avenue South
Nashville, TN 37203

Property Address: 1901 Sevier Street
Nashville, TN

Prepared by and
Return to: THE COHN LAW FIRM
Suite 300, Koger Center
65 Germantown Court
Cordova, TN 38018

93-12-009

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IDENTIF. ↑ REFERENCE
MAIL ENV.
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FELIX J. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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