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

BOOK 9293 PAGE 527

Tennessee VA

Name: James D. Smith
S&K#: 91-1749
VA #: LH-355492
Loan#: 9290419

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 27, 1986, recorded in Book 7029, Page 699, Register's Office of Davidson County, Tennessee, James D. Smith, and wife, Barbara L. Smith conveyed to Joseph B. Pitt, Jr., 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 8516, Page 146, 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, MARCH 23, 1994** 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 Independence One Mortgage Corporation, whose address is P.O. Box 5076, Southfield, MI 48086-5076, at and for the sum of $42,890.20, that being the highest and best bid offered; and,

WHEREAS, the said Independence One Mortgage 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 Independence One Mortgage 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 Nashville, County of Davidson, State of Tennessee, to-wit:

Described land in Davidson County, Tennessee, being the east 50 feet of Lot No. 185 on the Map of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.
Said part of Lot No. 185 fronts 50 feet on the southerly side of McChesney Avenue and runs back between parallel lines 205 feet to a dead line.

This legal description is identical with that in Deed recorded in Book 7029, Page 699, Instrument 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 7029, Page 699, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Quit Claim Deed, recorded in Book 7617, Page 746, 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

7387 03/29 0101 03CHECK 8.00

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 23rd day of March, 1994, 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

BEVERLY M. METER NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN. MY COMM. EXP. 11-24-97

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 1202 McChesney Avenue, Nashville, TN 37206

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 #91-1749

Map & Parcel - 72-3-129

32911
IDENTIF. & REFERENCE

94 MAR 29 PM 1:46
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.