Tennessee VA

Larry Elliott
MMC #645677
VA #333 267

59-14-245 1304 22005

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 20, 1985, and recorded in Book 6590, Page 733, in the Register's Office of Davidson County, Tennessee, Larry L. Elliott, unmarried, conveyed to George Mudter 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 9268, Page 316 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 April 12, 1994, 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 Mellon Mortgage Company, a corporation, whose address is P.O. Box 2885, Houston, Texas 77252-2885 at and for the sum of Thirty-Two Thousand Three Hundred Nineteen and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Mellon Mortgage Company 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 Mellon Mortgage Company 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. 129 on the Plan of Trinity Hills Village, Section Two, First Addition, of record in Book 4460, Pages 45 and 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Larry L. Elliott obtained title to the above referenced real estate by Deed of record in Book 6590, Page 730, Register's Office of Davidson County, Tennessee.

Mail to:

This Instrument Prepared By
ARNOLD M. WEISS
Attorney At Law
208 Adams Ave.
MEMPHIS, TN 38103-1991

Subject to any unpaid taxes. BOOK 9311 PAGE 862

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	31,676.10
	$32,319.00

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 April 12, 1994 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On April 12, 1994, 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 March 28, 1995

My Commission Expires:

NO TAX

PROPERTY ADDRESS
2758 Old Matthews Road,
Nashville, Tennessee 37214

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

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

Mail to:

9 APR 14 AM 8:29 REGISTER DAVIDSON COUNTY TENN.

30926 IDENTIFICATION REFERENCE

3393 04/14 0101 03CHECK 8.00