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

BOOK 9375 PAGE 349

Tennessee VA

Name: Benjamin P. McDaniel
S&K#: 94-0282
VA #: LH 361-934
Loan#: 71-74186479

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 9, 1987, recorded in Book 7204, Page 649 and re-recorded in Book 7256, Page 26, Register's Office of Davidson County, Tennessee, Clifford L. Duke, Jr. and wife, Pamela G. Duke conveyed to Samuel W. Bartholomew, 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 9284, Page 100, 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, JUNE 8, 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 Magnolia Federal Bank for Savings, whose address is P. O. Box 1858, Hattiesburg, Mississippi 39403-1858, at and for the sum of $46,033.00, that being the highest and best bid offered; and,

WHEREAS, the said Magnolia Federal Bank for Savings 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 Magnolia Federal Bank for Savings, 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 Nashvile, County of Davidson, State of Tennessee, to-wit:

Described property in Davidson County, Tennessee being situated in the 12th Civil District of said County, and described as follows:

Beginning at a stake in the east right-of-way line of Brick Church Pike, said stake being 25 feet from the center, also North 10 degrees West 426 feet from the M. H. Cole and John Walker corner; thence North 80 degrees East 250 feet to a stake; thence North 10 1/2 degrees West 150 feet to a stake, a corner of M. H. Cole's line; thence South 80 degrees West 250 feet to a stake in the right-of-way of Brick Church Pike, said point being 25 feet from the center of the Pike, corner of M. H. Cole; thence with said pike, South 10 1/2 degrees East 150 feet to the beginning.

This legal description is identical with that in Deed recorded in Book 7204, Page 649 and re-recorded in Book 7256, Page 26, 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 7204, Page 649 and re-recorded in Book 7256, Page 26, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 8331, Page 377, 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

4927 06/10 0101 03CHECK 8.00

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 8th day of June, 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.

Beverly M. Meter
Notary Public

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

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 3515 Brick Church Pike, Nashville, Tennessee 37207

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 #94-0282

Map & Parcel - 50-2-80

59973
IDENTIF. + REFERENCE
94 JUN 10 PM 1:44
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.