Tennessee VA

Hobart Frazier
SOMSC #11503812-6
VA #347 341

5214-3

THIS INSTRUMENT PREPARED BY
ARNOLD WEISS
ATTORNEY AT LAW
208 ADAMS AVE
MEMPHIS, TN 38103-1991

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 3, 1986, and recorded in Book 6885, Page 224, in the Register's Office of Davidson County, Tennessee, James R. Frazier, Jr. and Barbara N. Frazier, husband and wife, conveyed to William D. Castleman 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 9359, Page 66 in the Register's Office of Davidson County, Tennessee; and,

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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 June 28, 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 Source One Mortgage Services Corporation, a corporation, whose address is 27555 Farmington Road, Farmington Hills, Michigan 48018 at and for the sum of Forty-five Thousand Six Hundred Eighteen and no/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Source One Mortgage Services Corporation 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 Source One Mortgage Services Corporation 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. 730 on the Plan of Parkwood Estates, Section 4, of record in Register's Office for said County. Beginning at a point in the northerly margin of Healy Drive at the common corner of Lots 730 and 731; thence with the line between said two lots 121.6 feet to a point in the common dividing line between said Lot 730 and property owned by Greater Nashville Seventh Day Adventist; thence in a westerly direction and along the dividing line between Lot 730 and the property of Greater Nashville Seventh Day Adventist 115.1 feet to the point in the easterly margin of Doverside Drive; thence in a southerly direction with said margin of Doverside Drive 100 feet to a point at the beginning of a curve; thence southeasterly around said curve, having a radius of 25 feet, 39.27 feet to a point in the northerly margin of Healy Drive; thence with the margin of said drive easterly 100 feet to the point of beginning.

Hobart Frazier obtained title to the above referenced real estate by Deed of record in Book 8158, Page 582, 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	44,975.10
	$45,618.00

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 June 28, 1994 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 28, 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: MY COMMISSION EXPIRES JUNE 9, 1997

NO TAX

PROPERTY ADDRESS
3201 Healy Drive,
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:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991

Mail to:

94 JUL 27 AM 9:36
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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IDENTIF. & REFERENCE