136-13-18 (2DX (C57)

Tennessee VA

Louis Edwards
SCG #2122737
VA #377 338

BOOK 9494 PG 741

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 31, 1989, and recorded in Book 7859, Page 257, in the Register's Office of Davidson County, Tennessee, Louis C. Edwards and wife, Peggy L. Edwards, conveyed to Phillip Stephen Freeman 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 8018, Page 919 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 October 7, 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 SCG Mortgage Corporation, a corporation, whose address is P.O. Box 7979, Hollywood, Florida 33081 at and for the sum of Eighty-Nine Thousand Two Hundred Eighty-four and 70/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said SCG Mortgage 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 SCG Mortgage 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:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Priest Lake Park, Section 2, of record in Book 4175, Pages 56, 57 and 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 93 fronts 121.07 feet on the westerly side of Lake Aire Drive and extends back 130.0 feet on the north line and 132.0 feet on the south line, to a dead line in the rear, measuring 74.85 feet thereon.

Louis C. Edwards and Peggy L. Edwards obtained title to the above referenced real estate by Deed of record in Book 6731, Page 532, Register's Office of Davidson County, Tennessee.

This Instrument Prepared By
ARNOLD M. WEISS
Attorney At Law
208 Adam[illegible]
MEMPHIS, TN 38103-1991

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 | 249.00 |
| Attorney's Fees and Trustees Fees | 400.00 |
| Credit on Note | 88,627.00 |
| | $89,284.70 |

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 October 7, 1994 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On October 7, 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.

Jerrie R. Bayley
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES JUNE 8, 1997

NOTARY PUBLIC

NO TAX

PROPERTY ADDRESS
3856 Lake Aire Drive,
Nashville, Tennessee 37217

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:

8704 10/17 0101 03CHECK 8.00

94 OCT 17 AM 11:11
FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

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IDENTIF. & REFERENCE