THIS INSTRUMENT PREPARED BY AND RETURN TO

BOOK 9590PG500

Tennessee VA

Name: Ralph O. Webster and Alma F. Webster
S&K#: 94-0018
VA #: LH 379143
Loan#: 521273-1

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 27, 1989, recorded in Book 7829, Page 286, Register's Office of Davidson County, Tennessee, Ralph O. Webster and his wife, Alma F. Webster conveyed to Jonathan J. Foley, 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 9216, Page 542, 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 **JANUARY 18, 1995** 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 BancBoston Mortgage Corporation, whose address is P.O. Box 44090, Jacksonville, FL 32231, at and for the sum of $64,839.00, that being the highest and best bid offered; and,

WHEREAS, the said BancBoston 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 BancBoston 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 property in Davidson County, Tennessee being Lot No. 1 on the plan of Galbreath's Addition to Treppard Heights Subdivision, Section 7, of record in Plat Book 6050, Page 352, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 75 feet on the southerly margin of Kings Lane and extends back 301.5 feet on the northeasterly line and 327.48 feet on the southwesterly line to a dead line in the rear measuring 79.28 feet thereon.

This legal description is identical with that in Deed recorded in

Book 7829, Page 286, 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 7829, Page 286, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 7829, Page 283, 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

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 18th day of January, 1995, 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
MY COMM. EXP.
NOTARY PUBLIC AT LARGE
7-24-97
SHELBY COUNTY, TENN.

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 3231 Kings Lane, Nashville, Tennessee 37218

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 #94-0018

Map & Parcel - 59-9-178

7880 02/07 0101 03CHECK 8.00

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

95 FEB -7 PM 2:20

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IDENTIF. ↑ REFERENCE