108-16-78 030 894156

BOOK 9618 PG 49

Tennessee VA

Darrest Weston
VA #SH 10545
320 264

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 4, 1992, and recorded in Book 8698, Page 403, in the Register's Office of Davidson County, Tennessee, Darrest L. Weston, a single person, conveyed to Wallace Tidwell, Thomas Staten, Brenda Archbold, Robert Tabbutt or Fred Zweifel 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 8998, Page 366 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 March 14, 1995, 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 Secretary of Veterans Affairs, a corporation, whose address is 110-9th Avenue South, Nashville, Tennessee 37210, at and for the sum of Fifty-five Thousand Six Hundred One and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Secretary of Veterans Affairs 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 Secretary of Veterans Affairs 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. 79A of the Zone Lot Division of Lot Nos. 77, 78 and 79 of Percy Priest Woods, Section 2, of record in Plat Book 6250, Page 582, amending Plat Book 5800, Page 259, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This conveyance is made subject to the following:

1. The Plan of record in Book 6250, Page 582, said Register's Office, shows a 30 foot minimum building setback line from Hammack Drive; a 20 foot minimum building setback line from Timber Valley Drive; a 2.5 foot by 25 foot Anchor Easement at the southeasterly corner, and a 5 foot by 25 foot Anchor Easement at the northeasterly lot corner.

2. Restrictive covenants of record in Book 6020, Page 270; Book 6353, Page 307; Book 6250, Page 582; Book 5984, Page 865; Book 6093, Page 392; and Book 6560, Page 667, Register's Office for said County.

3. Survey sets out an overhang easement along northerly portion of lot.

Darrest L. Weston obtained title to the above referenced real estate by Deed of record in Book 8698, Page 400, Register's Office of Davidson County, Tennessee.

41826
IDENTIF. & REFERENCE

95 MAR 14 AM 10:10
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

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	54,944.00
	$55,601.00

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 March 14, 1995 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 14, 1995, 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
934 Hammack Drive,
Nashville, Tennessee 37214

NOTARY PUBLIC SHELBY CO TN

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

0150 03/14 0101 01CASH 8.00