AND RETURN TO

BOOK 9671 PG 903

Tennessee VA

Name: Roy L. Vaughn

S&K#: 95-0077
VA #: LH-365687
Loan#: 876597

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated July 24, 1987, recorded in Book 7309, Page 91, Register's Office of Davidson County, Tennessee, Barbara L. Gross and husband, Thomas E. Gross conveyed to William D. Castleman, 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 9611, Page 405, 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 **MAY 10, 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 Resolution Trust Corporation as Conservator for Standard Federal Savings Association Transferee of Resolution Trust Corporation as Receiver for Standard Federal Savings Bank, whose address is c/o First Nationwide Mortgage Corporation f/k/a Standard Federal Savings Association, P. O. Box 9411, Gaithersburg, MD 20898-6011, at and for the sum of $47,989.00 , that being the highest and best bid offered; and,

WHEREAS, the said Resolution Trust Corporation as Conservator for Standard Federal Savings Association Transferee of Resolution Trust Corporation as Receiver for Standard Federal Savings Bank 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 Resolution Trust Corporation as Conservator for Standard Federal Savings Association Transferee of Resolution Trust Corporation as Receiver for Standard Federal Savings Bank, 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 Goodlettsville, County of Davidson, State of Tennessee, to-wit:

Described property located in the City of Goodlettsville, Davidson County, Tennessee being Lots Nos. 18 and 19, in Block "E", of Roscoe Place Subdivision, as shown by the plat of record in Book 843, Page No. 72, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This legal description is identical with that in Deed recorded in Book 7309, Page 91, 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 7309, Page 91, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 8189, Page 135, 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 10th day of May, 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

WENDY G. PEDEN NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN. MY COMM. EXP. 3-16-1999

60823

IDENTIF. & REFERENCE

95 MAY 15 PM 1:28

ELIA[illegible] WILSON II REGISTER
DAVIDSON COUNTY, TN

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 201 Two Mile Pike, Goodlettsville, Tennessee 37072-1833

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 #95-0077

Map & Parcel - 26 1 75

1073 05/15 0101 03CHECK
8.00