Tennessee VA

Name: Billy A. Puryear and Babe R. Puryear
S&K#: 95-0479
VA #: LH-355242
Loan#: 257477-0

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 2, 1989, recorded in Book 7907, Page 844, Register's Office of Davidson County, Tennessee, Billy A. Puryear and wife, Babe R. Puryear conveyed to D. Gene Merrill and Frederick E. Brooks, 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 9674, Page 252, 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 **JULY 26, 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 Platte Valley Funding, L.P., whose address is 601 5th Avenue, Scottsbluff, NE 69361, at and for the sum of $52,844.00, that being the highest and best bid offered; and,

WHEREAS, the said Platte Valley Funding, L.P. 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 Platte Valley Funding, L.P., 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 Antioch, County of Davidson, State of Tennessee, to-wit:

Described property being a certain Planned Unit Development in the Davidson County, Tennessee being Unit No. 83 on the plan of Phase 2, Hickory Glade, of record in Book 6250, Page 889, as amended in Book 6900, Page 41, Register's Office of Davidson County, Tennessee to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

This legal description is identical with that in Deed recorded in Book 7907, Page 844, 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 7907, Page 844, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 7907, Page 841, 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 26th day of July, 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 MY COMM. EXP. 3-16-1997 SHELBY COUNTY, TENNESSEE AT LARGE

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 480 Hickory Glade Drive, Antioch, Tennessee, 37013

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 #95-0479
Map & Parcel - 162 1 C 83

00084543
IDENTIF. → REFERENCE
95 AUG -1 AM 10:04
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.
7085 08/01 0101 03CHECK 9.00