LANGSTON / PNC# 4087530 / WMRB&P# 707-6 / VA# LH#401027TN

SUBSTITUTE TRUSTEE'S DEED 9986PG548

WHEREAS, by Deed of Trust dated the 2nd day of July, 1992, and recorded in book 8670, at page 386, in the Register's Office of Davidson County, Tennessee, Ralph R. Langston, III, unmarried, conveyed to Arthur C. Coble, 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 Robert M. Wilson, Jr., as Substitute Trustee by instrument of record in book 9918, at page 876 in the Register's Office of Rutherford County, Tennessee; and re-recorded therein on February 5, 1996 in book 9938, at page 25; and,

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said deed of trust 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 of the sale was appointed to be held on February 22, 1996, at the main door of the courthouse, in Nashville, Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale a public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to PNC BANK, KENTUCKY, INC., F/K/A CITIZENS FIDELITY BANK AND TRUST COMPANY, F/D/B/A PNC MORTGAGE SERVICING COMPANY, a corporation, whose address is 539 South Fourth Avenue, Louisville, Kentucky, 40202 at and for the sum of Eighty-Four Thousand Eight Hundred Ninety Dollars and Zero cents, that being the highest and best bid offered; and,

WHEREAS, the said PNC BANK, KENTUCKY, INC., F/K/A CITIZENS FIDELITY BANK AND TRUST COMPANY, F/D/B/A PNC MORTGAGE SERVICING COMPANY, has assigned its interest in the said property to the Secretary of Veterans Affairs, and unto its 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 PNC BANK, KENTUCKY, INC., F/K/A CITIZENS FIDELITY BANK AND TRUST COMPANY, F/D/B/A PNC MORTGAGE SERVICING COMPANY, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Secretary of Veterans Affairs, their 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. 132 ON THE PLAN OF EDGE-O-LAKE ESTATES, SECTION 8, OF RECORD IN PLAT BOOK 3700, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION

Commonly known as: 2825 Mossdale Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Secretary of Veterans Affairs, and unto its successors and assigns, in fee simple forever, to whom the said, Robert M. Wilson, Jr., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under them, as such Substitute Trustee, but not further otherwise.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Substitute Trustee, on February 27, 1996, has hereunto set his hand and seal.

, Substitute Trustee

Robert M. Wilson, Jr., Substitute Trustee
WILSON, MCCALLA, RAYMER, BARRETT & FRAPPIER

STATE OF ARKANSAS
COUNTY OF PULASKI

4297 03/04 0101 03CHECK 8.00

On February 27th, 1996, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared, Robert M. Wilson, Jr., to me known to be the person described in and who executed the foregoing instrument, and acknowledged the 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.

Regina M. Richburg
NOTARY PUBLIC
My Commission Expires: 12-18-2000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Department of Veterans Affairs
Regional Office
110 9th Avenue, South
Nashville, TN 37203

REGINA M. RICHBURG NOTARY PUBLIC PULASKI COUNTY, ARK. COMM. EXP. 12-18-2000

THIS INSTRUMENT PREPARED BY:
ROBERT M. WILSON, JR.
ATTORNEY AT LAW
425 W. CAPITOL AVENUE, SUITE 1500
LITTLE ROCK, AR 72201-3482
(501) 375-1820

96 MAR -4 PM 1:40
FILED & RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0156295
IDENTIF. & REFERENCE

MAIL ENV.