Tennessee VA

Ronald Gunn
BancPlus #10207442
VA #314 875

BOOK 9966PG909

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 8, 1983, and recorded in Book 6034, Page 443, in the Register's Office of Davidson County, Tennessee, Ronald Lee Gunn, unmarried, conveyed to Donald L. Poleway and D. Gene Merrill 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 9924, Page 94 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 February 27, 1996, 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 GMAC Mortgage Corporation, a corporation, at and for the sum of Thirty-Eight Thousand Seven Hundred Thirty-Eight and 86/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said GMAC Mortgage Corporation 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 GMAC Mortgage Corporation 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:

Land in the 13th Civil District of Davidson County, Tennessee, the same being shown as a triangular tract of land of 1.1 acres, more or less, on a survey made by Norris H. Hickerson, Surveyor, dated February 3, 1950, described as follows:

BEGINNING at an iron pin in the westerly margin of Highway No. 112 at the southeast corner of the property conveyed to Harold J. Garrett and wife, by deed from Count R. Boyd and wife, of record in Book 1976, Page 543, R.O.D.C., Tennessee; thence with said Highway No. 112 north 30° 45′ East 283 feet to a concrete monument; thence north 81° 15′ West 355 feet, more or less, to an iron pin in a fence row; thence with said fence row south 34° 50′ East 355 feet more or less, to a point in the westerly margin of said Highway No. 112, the point of beginning containing 1.1 acres, more or less.

Rodney Lee Gunn obtained title to the above referenced real estate by Deed of record in Book 6034, Page 438, Register's Office of Davidson County, Tennessee.

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	38,081.86
	$38,738.86

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 February 27, 1996 hereunto set his hand and seal.

Arnold M. Weiss SL 6 6 6

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On February 27, 1996, 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.

Claire A. Taylor

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES JULY 20, 1999

NOTARY PUBLIC AT LARGE SHELBY CO. TENNESSEE

NO TAX

PROPERTY ADDRESS
4461 Clarksville Hwy,
Nashville, Tennessee 37218

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

4435 03/04 0101 03CHECK 8.00

THIS INSTRUMENT PREPARED BY:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991

mail

96 MAR -4 PM 2:46

FELIX E. DELAUNTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

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