THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH
P.O. BOX 241155
MEMPHIS, TN 38124-1155

BOOK 9986PG870

Tennessee VA

Name: James Deakins and Gina Deakins
S&K#: 95-0173
VA #: LH423689
Loan#: 1042277

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated February 23, 1994, recorded in Book 9275, Page 311, Register's Office of Davidson County, Tennessee, James W. Deakins and Gina H. Deakins, Married conveyed to Phillip Stephen Freeman, 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 9898, Page 224, 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 **MARCH 13, 1996** 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 BancOklahoma Mortgage Corp., whose address is 7060 South Yale, Suite 200, Tulsa, OK 74117, at and for the sum of $59,610.00, that being the highest and best bid offered; and,

WHEREAS, the said BancOklahoma Mortgage Corp. 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 BancOklahoma Mortgage Corp., 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 Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit: Being Lot No. 1 on the plan of the resubdivision of Lot 84 and a reserved parcel of Hill-N-Dale, Section 2, of record in Book 5190, Page 279, Register's Office for Davidson County, Tennessee, formerly Lot No. 84 on the Plan of Hill-N-Dale, Section 2, of record in Book 4175, Page 5, said Register's Office, to which plan reference is hereby made for a more particular description

This legal description is identical with that in Deed recorded in Book 9275, Page 311, 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 9275, Page 311, Register's Office

of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 6246, Page 753, 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 13th day of March, 1996, 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.

Christine K. Thomas
Notary Public

Christine K. Thomas NOTARY PUBLIC My Comm Exp 12-21-99 SHELBY COUNTY, TN.

NO TAX/GOVERNMENTAL AGENCY
PROPERTY ADDRESS: 524 Foothill Drive, Nashville, Tennessee 37209

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 #95-0173
Map & Parcel - 119 3 154

BOOK 9986 PG 871

0162521
IDENTIF. ↑ REFERENCE

96 MAR 21 PM 2:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1016 03/21 0101 03CHECK 8.00