44-15-260
D4D 4466

BOOK 10081 PG 680

Tennessee VA

Gloria McCoy
FTB #549698-9
VA #390 787

Map 044-15-0
Parcel 260.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 15, 1991, and recorded in Book 8282, Page 366, in the Register's Office of Davidson County, Tennessee, Gloria A. Anderson, unmarried, conveyed to Phillip Stephen Freeman 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 10020, Page 783 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 June 5, 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 Tennessee Housing Development Agency, a corporation, whose address is 404 James Robertson Parkway, Suite 1114, Nashville, Tennessee 37243-0900 at and for the sum of Thirty-Three Thousand Seven Hundred Ninety-Three and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Tennessee Housing Development Agency 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 Tennessee Housing Development Agency 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 Old Hickory, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 68 on the Plan of Village of Old Hickory, Section "D", of record in Plat Book 1424 at page 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Gloria Anderson McCoy obtained title to the above referenced real estate by Deed of record in Book 8282, Page 363, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes. BOOK 10081 PG 681

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	33,136.00
	$33,793.00

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 June 5, 1996 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 5, 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

NOTARY PUBLIC AT LARGE SHELBY CO.

My Commission Expires: MY COMMISSION EXPIRES JULY 20, 1999

NO TAX

PROPERTY ADDRESS
1002 Elliston Street,
Old Hickory, Tennessee 37138

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

Mail to:

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

1745 06/10 0101 03CHECK 8.00

96 JUN 10 PM 1:25
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0191173