Tennessee VA

Tracy Morton
UPNB #265553-8
VA #431 641

BOOK 10105 PG 422

6C-16-263
1202 02567

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 9, 1994, and recorded in Book 9545, Page 148, in the Register's Office of Davidson County, Tennessee, Tracy D. Morton, unmarried, conveyed to Stephen R. Josleyn 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 10053, Page 262 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 26, 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 Sixty-Five Thousand Nine Hundred Eighty-Eight 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 Nashville, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 2 on the Plan of Re-Subdivision of Lot No. 374, Joywood Heights, Section 2-A, Plat being of record in Plat Book 5190, Page 665, and being more particularly described as follows:

Beginning at a concrete monument in the east margin of Jones Avenue and also being the common corner to Joywood Heights, Section 3, and Joywood Heights, Section 2, and being the northwest corner of Lot No. 374 of Joywood Heights, Section 2, of record in Book 1424, Page 20, R.O.D.C.; thence with the north line of said Lot No. 374, SOuth 77 deg. 18' 40" East, 97.00 feet to an iron pin, common corner to Lot 373 of said Subdivision; thence with common line of 373 asnd 374 South 11 deg. 29' 21" West, 167.00 feet to an iron pin; thence North 78 deg. 09' 32" West, 98.06 feet to an iron pin in the east margin of Jones Avenue; thence with said margin North 11 deg. 51' 22" East, 168.40 feet to the point of beginning and containing 0.375 acres, more or less.

Tracy D. Morton obtained title to the above referenced real estate by Deed of record in Book 9545, Page 145, 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	65,331.00
	$65,988.00

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 26, 1996 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 26, 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

NO TAX

PROPERTY ADDRESS
2707 Jones Avenue,
Nashville, Tennessee 37207

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

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

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