72-7-298

BOOK 10181 PG 462

Tennessee VA

Gerald Teeter
GMAC #31-0523006
VA #344 727

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 24, 1986, and recorded in Book 6815, Page 186, in the Register's Office of Davidson County, Tennessee, Gerald E. Teeter and Phyllis Teeter, husband and wife, conveyed to Chicago Title Insurance Co. 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 7983, Page 977 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 September 6, 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 of PA successor by merger to GMAC Mortgage Corporation of Iowa, a corporation, whose address is P.O. Box 780, Waterloo, Iowa 50704, at and for the sum of Fifteen Thousand Four Hundred Sixty-Seven and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said GMAC Mortgage Corporation of PA successor by merger to\ 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 PA successor by merger to GMAC Mortgage Corporation of Iowa 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 Davidson County, Tennessee, described as follows:

Being the easterly part of Lot No. 26 on the Map showing subdivision of the Waters Place on Maxey Lane, as of record in Book 332, Pages 136 and 137, Register's Office for said County, described as follows:

Beginning at a point on the northerly side of Oakhurst Avenue, the intersection with the easterly margin of a 12-foot alley, the southwest corner of said lot; thence in a northwesterly direction, with the easterly margin of said alley; 31 feet, more or less, to a point on said alley 100 feet westerly from the easterly line of said lot; thence northerly and parallel with the easterly line of said lot, 125 feet, more or less, to another 12-foot alley; thence easterly with the southerly margin of said last mentioned alley, 100 feet to the northeast corner of said Lot No. 26, being the northwest corner of Lot No. 27 on said plan; thence southerly, with the line between said Lots Nos. 26 and 27, 150 feet to Oakhurst Avenue; thence westerly, with the northerly side of Oakhurst Avenue 77.9 feet to the beginning.

Gerald E. Teeter and Phyllis Teeter obtained title to the above referenced real estate by Deed of record in Book 6815, Page 183, Register's Office of Davidson County, Tennessee.

022133
IDENTIF. & REFERENCE

96 SEP -6 AM 10:21
FELICIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

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	14,810.00
	$15,467.00

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 September 6, 1996 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 6, 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. TN CLAIRE A. TAYLOR

My Commission Expires: MY COMMISSION EXPIRES JULY 20, 1999

NO TAX

PROPERTY ADDRESS
26 Oakhurst Avenue,
Nashville, Tennessee 37216

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

Mail to

5130 09/06 0101 03CHECK 8.00