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

BOOK 10242 PG 488

Tennessee VA

Name: Ronnie L. Swanson
S&K#: 96-1401
VA #: LH-376854
Loan#: 405908

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 30, 1988, recorded in Book 7719, Page 580, Register's Office of Davidson County, Tennessee, Ronnie L. Swanson, unmarried conveyed to William E. Brown, 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 10173, Page 513, 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 **OCTOBER 23, 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 Tennessee Housing Development Agency, whose address is c/o Boatmen's National Mortgage, Inc., 4041 Knight Arnold Road, Memphis, Tennessee 38118, at and for the sum of $42,468.00, 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 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 Tennessee Housing Development Agency, 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 the westerly 89.5 feet of the easterly 179.5 feet of Lot No. 82 on the map of Maynor Place, of record in Book 843, Page 24, Register's Office for Davidson County, Tennessee, less a triangle off the northwesterly corner taken for roadway and being along the southwesterly triangular part of Lot No. 49, Block "A" on the map of the Subdivision of the Richardson Tract, not of record and described together, as follows:

Beginning at an iron pin in the northeast intersection of Iverson Avenue and Cooney Street, as said Cooney Street is now extended and

located; thence with the north margin of Iverson Street, Easterly 89.5 feet to an iron pin; thence Northerly 102.3 feet to an iron pin in the north line of said Maynor Place Subdivision, and in the south line of Lot No. 19, Block "A", of said Richardson Tract, and continuing in the same direction 75.2 feet to an iron pin in the southwesterly margin of Cooney Street; thence with the margin of said street, Southwesterly 155.2 feet to an iron pin at a turn in said street; thence continuing with the easterly margin of said street, Southerly 50.5 feet to the beginning.

This legal description is identical with that in Deed recorded in Book 7719, Page 580, 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 7719, Page 580, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 7719, Page 577, 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 23rd day of October, 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.

Notary Public

MARIS A. SLATER NOTARY PUBLIC AT LARGE My Comm. Exp. 8-22-2000 SHELBY CO., TN

96 OCT 30 PM 1:56
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0241535
IDENTIF. ↑ REFERENCE

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 1003 Iverson Avenue, Nashville, Tennessee 37216-3013

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 #96-1401
Map & Parcel - 72 2 15

5895 10/30 0101 03CHECK 8.00