61-11-9

Tennessee VA

Carl Anderson
SOMSC #10490176-5
VA #394 241

BOOK 10325 PG 158

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 18, 1991, and recorded in Book 8401, Page 35, in the Register's Office of Davidson County, Tennessee, Carl E. Anderson, Sr. a married person and wife, Eula B. Anderson, conveyed to Carol A. Conatser 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 10183, Page 502 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 January 7, 1997, 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 Source One Mortgage Services Corporation, a corporation, whose address is 27555 Farmington Road, Farmington Hills, Michigan 48018 at and for the sum of Fifty-Three Thousand Six Hundred Five and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Source One Mortgage Services Corporation 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 Source One Mortgage Services Corporation 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, being Lot No. 14 on the Plan of Phillips Subdivision, of record in Plat Book 2083, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 89 feet on the southerly side of McMahan Avenue and extends back between parallel lines 135.5 feet to a dead line in the rear on which it measures 89 feet.

Carl E. Anderson and Eula B. Anderson obtained title to the above referenced real estate by Deed of record in Book 8401, Page 32, 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	52,948.00
	$53,605.00

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 January 7, 1997 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 7, 1997, 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

SHELBY CO. TN
CLAIRE A. TAYLOR
NOTARY PUBLIC AT LARGE

My Commission Expires: [illegible] JULY 20, 1999

NO TAX

PROPERTY ADDRESS
910 McMahan Avenue,
Nashville, Tennessee 37216

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

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97 JAN 21 PM 2:43
PELLA [illegible] REGISTER
DAVIDSON COUNTY, TN.

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IDENTIF. + REFERENCE