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

BOOK 10535 PG 20

Tennessee VA

Name: John A. Helem, Sr.
S&K#: 97-0054
VA #: LH-432340
Loan#: 372870-6

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 5, 1995, recorded in Book 9566, Page 807, Register's Office of Davidson County, Tennessee, John A. Helem, Sr., an unmarried man conveyed to D. M. Grisham, 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 10453, Page 378, 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 **JULY 16, 1997** 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 HomeSide Lending, Inc. f/k/a BancBoston Mortgage Corporation, whose address is 7022 A.C. Skinner Parkway, Suite 200, Jacksonville, Florida 32256, at and for the sum of $70,897.00, that being the highest and best bid offered; and,

WHEREAS, the said HomeSide Lending, Inc. f/k/a BancBoston Mortgage Corporation 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 HomeSide Lending, Inc. f/k/a BancBoston Mortgage Corporation, 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 Whites Creek, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Tract 1:

Being Located in the 12th, formerly 21st Civil District of Davidson County, Tennessee, and more particularly described as follows:

Starting at a point in the center of Ewing Road (now known as Knight Road) said starting point being B. F. Sanders southwest corner, and also being a corner of the original Frank P. Bond land, and running thence with the center of Ewing Road North 4 degrees East 302 1/2 feet to a point in the center of said road; thence North 7 degrees 30 minutes East 147 1/2 feet with the center of Ewing Road to the point of beginning of the hereinafter described tract of lard; thence North 12 degrees 45 minutes East 300 feet With the center of Ewing Road to a point; thence North 11 degrees 30 minutes East 109.7 feet with the center of Ewing Road to a point in the center of said road, and in line With the south line of concrete bridge over small creek; thence South 80 degrees East and crossing creek 52 feet to a post in fence line on the east bank of said creek; thence South 2 degrees East 246 feet to a post in fence line on the east bank of creek; thence South 37 degrees 30 minutes East 259 feet to a point on east bank of creek; thence South 83 degrees 30 minutes West and crossing creek 86 feet to a locust post on the west bank of creek; thence South 84 degrees 30 minutes, West 27 feet to a locust post; thence South 2 degrees West 82.3 feet to a stake; thence North 86 degrees 30 minutes West 71.5 feet to a stake; thence North 1 degrees West 130 feet to a stake; thence North 80 degrees West 120 feet to the center of Ewing Road and the point of beginning.

Tract 2

Being Located in the 12th, formerly 21st Civil District of Davidson County, Tennessee, and more particularly described as follows:

Starting at a point in the center of Ewing Road (now known as Knight Road), said starting point being the northwest corner of the property conveyed to James Pearson Yates and wife from deed of Record in Book 1852, page 137, Register's Office of Davidson County, Tennessee; thence South 88 degrees West 139.4 feet, thence South 86 degrees 30 minutes East 71.5 feet to a point, said point being the beginning of the hereinafter described tract of land; thence South 86 degrees 50 minutes East 185.5 feet to an iron pin; thence North 56 degrees East 7.0 feet to an iron pin; thence North 70 degrees West 115.5 feet to a point; thence North 47 degrees 30 minutes West 76.5 feet to a point; thence South 84 degrees 30 minutes West 27.0 feet to a point; thence South 2 degrees 00 minutes West 82.3 feet to the point of beginning.

TRACT 3:

BEING a tract of land in the 21st Civil District of Davidson County, Tennessee.

Beginning 284 feet north of the south corner of the old tract in the Ewing Road and the Old Bond corner, thence in a northerly direction 145 feet to a stake, thence easterly 109 feet to a stake, thence in a southerly direction 145 feet to stake in the north line of the property conveyed to Susie Yates, thence with said line in a westerly direction 109 feet to the point of beginning.

This legal description is identical with that in Deed recorded in Book 9566, Page 807, 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 9566, Page 807, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 9566, Page 803, 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 16th day of July, 1997, 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.

Maris A. Slater
Notary Public

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

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 3407 Knight Road, Whites Creek, Tennessee 37189

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 #97-0054
Map & Parcel - 49 259 & 49 261

032791.0
IDENTIF. ▲ REFERENCE

97 JUL 18 PM 2:20

DAVIDSON COUNTY, TN

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