MAP 33-16-98 IID 35713
33-16-99 IID 35712

Tennessee VA

Charles Porche
CHL #9305270
VA #433 580

BOOK 10615 PG 84

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 9, 1995, and recorded in Book 9760, Page 153, in the Register's Office of Davidson County, Tennessee, Charles F. Porche, Jr., an unmarried man and Sandra K. Ferguson, an unmarried woman conveyed to Leslie A. Dennis 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 10136, Page 157 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 16, 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 Countrywide Home Loans, Inc., a corporation, whose address is 6400 Legacy Drive, Plano, Texas 75024 at and for the sum of One Hundred Forty Thousand Nine Hundred Thirty and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Countrywide Home Loans, Inc. 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 Countrywide Home Loans, Inc. 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 Madison, County of Davidson, State of Tennessee, to-wit:

Lots 91 and 92, on the Plan of Primrose Meadows, Section 2, of record in Book 4860, Page 105, and amended in Book 5711, Page 866, Register's Office for said County, to which said plan reference is made for a more complete and accurate description thereof.

Charles Porche, Jr. and Sandra K. Ferguson obtained title to the above referenced real estate by Deed of record in Book 9760, Page 150, 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	140,273.00
	$140,930.00

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 16, 1997 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 16, 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.

NOTARY PUBLIC

My Commission Expires: 6-19-2001

NO TAX

PROPERTY ADDRESS
1132-1138 N. Graycroft Ave,
Madison, Tennessee 37115

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
VA Regional Office
Loan Guaranty Division
730 Peachtree Street, NE
Atlanta, GA 30365

Mail to

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

0656 09/19 0101 03CHECK

97 SEP 19 PM 2:05

FELIX Z. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0350437

8.0