Tennessee VA
MAP #32-10-6

Shelton Kilby
VA #20 20 5 0372237

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 23, 1988, and recorded in Book 7583, Page 809, in the Register's Office of Davidson County, Tennessee, Shelton Edward Kilby, III and wife, Clara R. Kilby, conveyed to D. Gene Merrill and/or Frederick E. Brooks 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 11035, Page 127 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, 1998, 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 Secretary of Veterans Affairs, a corporation, at and for the sum of One Hundred Ten Thousand One Hundred Nineteen and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Secretary of Veterans Affairs 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 Secretary of Veterans Affairs 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. 167, on the Plan of Section Two, Quail Ridge, of record in Book 6200, Page 467, Register's Office for Davidson County, Tennessee. Said Lot No. 167, which is a corner of lot, fronts 125.77 feet on the southwesterly margin of Quail Ridge Drive and fronts 105.27 feet feet on the northwesterly margin of Brick Church Pike, and frontages being joined by a curve having a length of 38.29 feet, and extends back 155.02 feet on the southwesterly and 135.31 feet on the northwesterly line to a point of intersection.

Shelton E. Kilby, III and Clara Kilby obtained title to the above referenced real estate by Deed of record in Book 7583, Page 806, 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	10.00
Publication Expense	249.00
Attorney's Fees and Trustees Fees	400.00
Credit on Note	109,460.00
	$110,119.00

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, 1998 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 16, 1998, 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.

Alita G. Hailey
NOTARY PUBLIC

My Commission Expires: 6-19-2001

ALITA G. HAILEY NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

NO TAX

PROPERTY ADDRESS
2001 Qual Ridge Drive,
Nashville, Tennessee 3722

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Department of Veterans Administration
C/o Seasons Mortgage Group, Inc.
9325 Midlothian Turnpike, Suite A
Richmond, VA 23235

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

98 SEP 2 AM 9:

5877 09/28 0101 03CHECK 10-00

633 REFERENCE