Tennessee VA
MAP # 92-2-140

Edward Robinson
VA # 202080456472
VA # 20 20 8 0438628

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 26, 1997, and recorded in Book 10715 Page 103, in the Register's Office of Davidson County, Tennessee, Edward E. Robinson, unmarried, conveyed to Daniel W. Small 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 Instrument No. 20001102-0108929 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 9, 2001, 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 Forty Nine Thousand Three Hundred Fifty Three Dollars and 00/100, that being the highest and best bid offered; 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. 3 in O.H.Menee's Subdivision of Lots nos. 32-33 and 34 of the Boyd McNairy Plan of Lots, in the 13th Civil District of Davidson County, Tennessee, a plan of which is recorded in Book 57, page 89, Register's Office for said County. Said Lot No. 3 fronts 50 feet on the north side of Heffernan Street and runs back between parallel lines 170 feet to an alley.

Edward Robinson obtained title to the above referenced real estate by Deed of record in Book 10715, Page 100, Register's Office of Davidson County, Tennessee.

Davidson County DEEDTRS
Recvd: 01/18/01 10:35 2pgs
Fees:10.00 Taxes:0.00
20010118-0005335

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	255.00
Attorney's Fees and Trustees Fees	500.00
Credit on Note	48,588.00
	$49,353.00

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 9, 2001 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 9, 2001, 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

DEBRA JO STURGEON NOTARY PUBLIC AT LARGE SHELBY CO., TN MY COMM. EXP. 7-29-03

My Commission Expires:

NO TAX

PROPERTY ADDRESS
2616 Meharry Blvd.,
Nashville, Tennessee 37208

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

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