Tennessee VA
MAP # 11-0-160

James Cook
PRINCIPAL: 001234613-6
VA: 202060461187

Davidson County DEEDTRS
Recvd: 04/22/03 19:53 3pgs
Fees:17.00 Taxes:0.00
20030422-0053738

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 21, 1998, and recorded in Book 10903 Page 642, in the Register's Office of Davidson County, Tennessee, James Mack Cook, Unmarried, conveyed to William D. Castleman 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. 20020424-0050786 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 April 8, 2003, at the outside the door of the Register of Deeds office located at 501 Broadway Suite 501, Gaylord Entertainment Center 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 Principal Residential Mortgage, Inc., a corporation, at and for the sum of ONE HUNDRED TWELVE THOUSAND EIGHT HUNDRED SEVEN DOLLARS AND 00/100, that being the highest and best bid offered; and,

WHEREAS, the said Principal Residential Mortgage, 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 Principal Residential Mortgage, 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 Goodlettsville, County of Davidson, State of Tennessee, to-wit:

"PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO:"

James Cook obtained title to the above referenced real estate by Deed of record in Book: 10903, Page: 638, 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	12.00
Publication Expense	255.00
Attorney's Fees and Trustees Fees	400.00
Credit on Note	112,140.00
	$112,807.00

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 April 8, 2003 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On April 8, 2003, 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

BRENDA DOYLE NOTARY PUBLIC AT LARGE MY COMM. EXP. 11-14-04 SHELBY CO. TN

My Commission Expires:

NO TAX

PROPERTY ADDRESS
2976 Greer Road,
Goodlettsville, Tennessee 37072

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Department of Veterans Administration
C/O Countrywide Home Loans, Inc.
7105 Corporate Drive
PTX-B-32
Plano, TX 75024

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

Return to

Land in the 10th Civil District of Davidson County, Tennessee, and described as Tract 3 according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, P. O. Box 170, White House, TN 37188, dated February 20, 1990, as follows:

BEGINNING at an iron pin set at a corner post, corner to Neal E. Dickens, and being the most southwest corner of this tract; thence with the line of said Dickens, N. 17 deg. 48 min. 31 sec. E. 291.45 feet to an iron pin set, corner to said Dickens; thence continuing with the line of said Dickens, S. 84 deg. 55 min. 13 sec. E. 415.00 feet to an iron pin set, corner to said Dickens; thence, N. 86 deg. 49 min. 19 sec. E. 583.86 feet to an iron pin set; thence, S. 06 deg. 48 min. 39 sec. W. 272.39 feet to an iron pin set, said point beign the most northeast corner of Tract 2 this survey; thence, with the line of said Tract 2, S. 89 deg. 51 min. 23 sec. W. 1053.17 feet to the beginning, containing 6.05 acres more or less.

INCLUDED with the above described Tract 3 is a 50.00 foot right-of-way easement leading from Greer Road to the southerly margin of said tract and being described as follows: Beginning at a point in the northeasterly margin of Greer Road; thence, with the margin of said road, N. 37 deg. 08 min. 14 sec. W. 55.00 feet to a point in the margin of said road; thence, leaving said road and with the westerly margin of said easement, N. 39 deg. 15 min. 04 sec. E. 380-53 feet, N. 37 deg. 52 min. 27 sec. W. 130.26 feet, N. 39 deg. 18 min. 15 sec. W. 193.46 feet, N. 28 deg. 10 min. 51 sec. E. 185.76 feet, thence N. 89 deg. 51' 23" East 50.00 feet, more or less to a point; thence S. 18 deg. 51 min. 46 sec. W. 10 feet more or less to a point thence S. 28 deg. 10 min. 51 sec. W. 156.44 feet, S. 39 deg. 18 min. 15 sec. E. 160.68 feet, S. 37 deg. 52 min. 27 sec. E. 180.80 feet, S. 40 deg. 05 min. 40 sec. W. 431.14 feet to the point of beginning.

Also the above described Tract 3 is SUBJECT TO a 50 foot right-of-way easement along the westerly portion of said tract and being further described as follows: Beginning at an iron pin, said point being the same beginning point for Tract 4 according to the aforesaid survey, and with the southerly line of said Tract 4, N. 86 deg. 49 min. 19 sec. E. 88.95 feet to a point; thence with the easterly margin of said easement, S. 52 deg. 37 min. 12 sec. W. 92.99 feet, N. 84 deg. 55 min. 13 sec. W. 198.23 feet, S. 82 deg. 01 min. 45 sec. W. 128.15 feet, S. 42 deg. 47 min. 22 sec. W. 34.75 feet, S. 09 deg. 48 min. 00 sec. W. 107.71 feet, S. 18 deg. 51 min. 46 sec. W. 62.97 feet, more or less to a point; thence, S. 89 deg. 51 min. 23 sec. W. 50.00 feet, more or less to a point; thence N. 18 deg. 51 min. 46 sec. E. 654.93 feet, N. 9 deg. 48 min. 00 sec. E. 118.56 feet, N. 42 deg. 47 min. 22 sec. E. 67.38 feet, N. 82 deg. 01 min. 45 sec. E. 151.69 feet, S. 84 deg. 55 min. 13 sec. E. 184.53 feet to the beginning.