PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6750 Lenox Center Court, Suite 202
Memphis, TN 38115
901-767-5566
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Davidson County DEEDTRS
Recvd: 04/16/04 10:48 2pgs
Fees:12.00 Taxes:0.00
20040416-0043011

Tennessee VA

Name: Gregory A. Shelton, and wife, Rosalind Shelton
S&K#: 98-0903
VA #: LH-202060448191
Loan#: 16396522

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 31, 1996, recorded in Book 10261, Page 168, Register's Office of Davidson County, Tennessee, Gregory A. Shelton and Rosalind Shelton, husband and wife conveyed to Daniel W. Small, 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 Instrument Number 20040209-0015380, 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 sale Deed of Trust by which advertisement the sale was appointed to be held on April 7, 2004 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 Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc., whose address is WASHINGTON MUTUAL BANK FA, 8120 Nations Way, Building 100, Jacksonville, Florida 32256, at and for the sum of $103,351.62, that being the highest and best bid offered; and,

WHEREAS, the said Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc. 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 Washington Mutual Bank, FA, successor in interest to Homeside Lending, Inc., the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Denise Griffin, 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; 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:

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

Lot Number 142 on Dalemere Subdivision, Section 6, of record in Book 3700, Page 22, Register's Office for said County, described as follows:

Beginning at an iron pin in the northerly margin of Old Hickory Boulevard, the common corner of Lots 142 and 143, going north 21 degrees, 50 minutes east 37.74 feet to a concrete monument in the southwest corner of Lot 144; thence north 78 degrees 12 minutes east 190.42 feet to a concrete monument, the corner of Lots 144 and 14; thence south 48 degrees 33 minutes east 42.23 feet to an iron pin; thence south 21 degrees 50 minutes west 226.57 feet to an iron pin in the northerly margin of Old Hickory Boulevard; thence north 68 degrees 10 minutes west 202 feet with the margin of said Boulevard to the point of beginning.

This legal description is identical with that in Trust Deed recorded in Book 10261, Page 168, 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 10261, Page 168, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed recorded in Book 10261, Page 165, 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; his successors and assigns, in fee simple forever, to whom the said Denise Griffin, 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.

IN WITNESS WHEREOF, the said Denise Griffin, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Denise Griffin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 7th day of April, 2004, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise Griffin, 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.

JENNIFER PINKAIR NOTARY PUBLIC AT LARGE SHELBY CO., TN

12/20/05
My commission expires

Notary Public

NO TAX/GOVERNMENTAL AGENCY 12-20-05

PROPERTY ADDRESS: 1340 OLD HICKORY BOULEVARD, Nashville, TN 37207

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 #98-0903
Map & Parcel - 41-3-31

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