Davidson County DEEDTRS
Recvd: 08/05/05 08:35 2 pgs
Fees:12.00 Taxes:0.00
20050805-0092149

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6750 Lenox Center Court, Suite 202
Memphis, TN 38115
901-767-5566
Fax: 901-761-5690

Tennessee VA

Name: Edward L. Davis Sr., a single man
S&K#: 04-0108
VA #: LH-202060486217
Loan#: 5772674288

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 30, 2001, recorded in Instrument Number 20010410-0035152, in the Register's Office of Davidson County, Tennessee, Edward L. Davis, a single man conveyed to Mary Frances Rudy, 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 20040331-0036296, 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 July 26, 2005 at the Davidson County Courthouse in Nashville, Tennessee, at 3:00 p.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, whose address is Washington Mutual Bank, FA, P.O. Box 1169, Milwaukee, Wisconsin 53201-1169, at and for the sum of $72,267.00, that being the highest and best bid offered; and,

WHEREAS, the said Washington Mutual Bank, FA 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, 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:

The easterly 60 feet of the westerly 122 feet of the easterly part of Lot number 16 on the plan of Joywood Heights, Section 3, not of record, described recording is a survey made by W.W. Turger Company, Engineers, January 15, 1948 as follows:

Beginning at the northeast corner of the property conveyed to Leslie C. Douglas and wife, by deed from T. W. Street and wife, of record in Book 2248, Page 411, Register's Office for said county; thence south 83 degrees 301 east 60 feet to a point 8.3 feet west of the corner of Lots number 15 and 16; thence southwardly 379.5 feet more or less to the northerly line of the property conveyed to Joshsia L. Holt and wife by deed from T. W. Street and wife, of record in Book 2153, Page 94, said Register's Office; thence with said line westerly 60 feet to a point 62 feet east of the westerly line of said Lot number 16, being the northwest corner of said Holt property, thence northwardly and parallel with the westerly line of said Lot number 16, 382 feet more or less to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20010410-0035152, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument Number 20010410-0035152, in the Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Instrument Number 200004170038442, in the 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 26th day of July, 2005, 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.

12-13-09
My commission expires:

Notary Public

JAMIE D. HARPOLE
STATE OF TENNESSEE NOTARY PUBLIC
Shelby County
My Comm. Exp 12-

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 126 Hart Lane, Nashville, TN 37202

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 #04-0108
Map & Parcel - 60-12/116

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