Tennessee/VA
MAP # 162-6-300

Claude McCathern
Irwin Mortgage #77524478
VA: #202060520677

Davidson County DEEDTRS
Recvd: 08/29/05 08:40 2 pgs
Fees:12.00 Taxes:0.00
20050829-0102757

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 16, 2004, and recorded in Instrument No. 20040723-0088308, in the Register's Office of Davidson County, Tennessee, Claude E. McCathern and Teresa J. McCathern, as joint tenants with rights of survivorship, conveyed to John Burson, Esquire 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. 20050517-0055199 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 August 9, 2005, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Gaylord Entertainment Center, 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 Irwin Mortgage Corporation, at and for the sum of EIGHTY NINE THOUSAND TWELVE DOLLARS, that being the highest and best bid offered; and,

WHEREAS, the said Irwin Mortgage Corporation 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 Irwin Mortgage Corporation 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:

All that certain lot or parcel of land lying and being in Davidson County, Tennessee, being more particularly described as follows: Being Lot Number 72, on the Plan of Valley Green, as shown by plat of record in Book 4460, Page 96 & 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Claude E. McCathern and Teresa J. McCathern obtained title to the above referenced real estate by Deed of record in Instrument No. 20040723-0088307, 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	265.00
Attorney's Fees and Trustees Fees	550.00
Credit on Note	88,185.00
	$89,012.00

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 August 9, 2005 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On August 9, 2005, 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

My Commission Expires: MY COMMISSION EXPIRES APRIL 10, 2007

NO TAX

PROPERTY ADDRESS
174 Ocala Drive,
Nashville, TN 37211

DIANA WILLIAMS BARTON NOTARY PUBLIC AT LARGE SHELBY CO. TN

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
VA REO/Title Review
Loan Service & Claims Section
Atlanta VA Regional Office
P.O. Box 100023
Decatur, GA 30031-7023

THIS INSTRUMENT PREPARED BY:
Weiss Spicer, PLLC
Attorneys at Law (RETURN TO)
208 Adams Avenue
Memphis, Tennessee 38103-1991

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$*******EXEMPT********EXEMPT********EXEMPT********
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF August 9 20 05
NOTARY PUBLIC
MY COMMISSION EXPIRES MY COMMISSION EXPIRES APRIL 10, 2007

DIANA WILLIAMS BARTON NOTARY PUBLIC AT LARGE SHELBY CO. TN