PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
Fax: 901-761-5690

Davidson County DEEDTRS
Recvd: 10/23/07 11:08 2 pgs
Fees:12.00 Taxes:0.00
20071023-0125280

Tennessee VA

Name: W. L. Stinnett Jr., and wife, Ellen Stinnett
S&K#: 06-3195
VA #: 202060502241

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 22, 2002, recorded in Instrument number 20021210-0152213 in the Register's Office of Davidson County, Tennessee, W. L. Stinnett, Jr. and wife, Ellen Stinnett conveyed to American Title Company Inc., 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 20070529-0063417, 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 October 12, 2007 at the Davidson County Courthouse in Nashville, Tennessee, at 12:00pm; 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, whose address is Washington Mutual Bank, Fidelity Outsource 1270 Northland Dr., Suite 200, Mendota Heights, Minnesota 55120, at and for the sum of $83,724.00, that being the highest and best bid offered; and,

WHEREAS, the said Washington Mutual Bank 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, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP., 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, in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to-wit:

Described property located in the 2nd, formerly 3rd, Civil District of Davidson County, Tennessee, to wit:

Lot "A" on the unrecorded Map of the Subdivision by E. D. Green of the northwest part of Lot Number 5 and the southwest part of Lot Number 6, in an unrecorded Subdivision, of the W. J. Myers Farm, and being more particularly described as follows:

Beginning at a point in the east margin of Mount View Road, at the southwest corner of Tract "A" as shown on said survey; thence north 2 degrees 02 minutes east 150 feet to a point; thence leaving Mount View Road, south 87 1/2 degrees east 416.4 feet to a point; thence south 11 degrees 34 minutes west 151 feet to a point; thence north 87 1/2 degrees west 393.7 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20021210-0152213 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 20021210-0152213 in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 11727, Page 142, 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, in fee simple forever, to whom the said Shapiro & Kirsch, LLP., 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 Shapiro & Kirsch, LLP., Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch, LLP.

Denise D. Griffin, An Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 12th day of Oct, 2007, before me, a Notary Public, in and for said State and County, personally appeared Denise D. Griffin, with whom I am personally acquainted, and who, upon oath acknowledged to be an Authorized Agent of Shapiro & Kirsch, L.L.P. the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

12-13-08
My commission expires:

Notary Public

JAMIE D. HARPOLE
STATE OF TENNESSEE NOTARY PUBLIC
Shelby County
My Comm Exp 12-13-08

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 5924 Mountain View Road, Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
VA/REO Title Review
Ocwen Federal Bank FSB
12650 Ingenuity Drive
Orlando, FL 32826

S & K File #06-3195
Map & Parcel -16400007200

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