Davidson County DEEDTRS
Recvd: 05/08/08 08:30 3 pgs
Fees:17.00 Taxes:0.00
20080508-0047433

TENNESSEE/VA
MAP: #70/5/16

MICHAEL ELLIOTT
MIDLAND: #50337174
VA: #202060396025

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by DEED OF TRUST DATED OCTOBER 22, 1991, AND RECORDED IN BOOK: #8471, PAGE: #848, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, MICHAEL R. ELLIOTT AND WIFE, PAMELA K. ELLIOTT, CONVEYED TO NAN M. SEXTON & EVELYN Z. BINKLEY 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 REGISTER'S INSTRUMENT: #20080318-0027034, 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 29, 2008, 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 MIDFIRST BANK, a corporation, at and for the sum of TWENTY EIGHT THOUSAND TWO HUNDRED TWO DOLLARS AND 00/100, that being the highest and best bid offered; and,

WHEREAS, the said MIDFIRST BANK 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 MIDFIRST BANK of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned VALERIE ANN SPICER, 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:

"PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO:"

MICHAEL R. ELLIOTT AND WIFE, PAMELA K. ELLIOTT, THEIR HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in BOOK: #8471, PAGE: #845, 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 VALERIE ANN SPICER, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, 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	256.00
Attorney's Fees and Trustees Fees	550.00
Credit on Note	27,384.00
	$28,202.00

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 VALERIE ANN SPICER, Substitute Trustee, has on April 29, 2008 hereunto set her hand and seal.

VALERIE ANN SPICER, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On April 29, 2008, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared VALERIE ANN SPICER, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as Substitute Trustee and as her free act and deed.

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

NOTARY PUBLIC

SHARON HOGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 12-9-09

MY COMMISSION EXPIRES:

NO TAX

PROPERTY ADDRESS
2318 LLOYD AVENUE
NASHVILLE, TENNESSEE 372[illegible]

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
VA REO/TITLE REVIEW
OCWEN FEDERAL BANK
12650 INGENUITY DRIVE
ORLANDO, FL 32826

RETURN TO:
THIS INSTRUMENT PREPARED BY:
WEISS SPICER, PLLC
ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103-1991
901-526-8296

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
April 29 20 08
NOTARY PUBLIC
MY COMMISSION EXPIRES

SHARON HOGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 12-9-09

LEGAL DESCRIPTION

BEING THE CENTER 50 FEET OF THE NORTHERLY 110 FEET OF LOT: #12, ON THE MAP OF THE M.E. SIMPKINS SUBDIVISION OF THE J.C. CURTISS LANDS IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AS OF RECORD IN BOOK: #547, PAGE: #39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE CENTER OF LLOYD AVENUE 80 FEET SOUTH OF THE LOT LINE BETWEEN LOTS: #12 AND #14, ON SAID PLAN;

THENCE SOUTH 88 DEGREES EAST 261.5 FEET TO AN IRON PIN IN THE WESTERLY LINE OF LOT: #13, ON SAID PLAN;

THENCE WITH THE WESTERLY LINE OF LOT: #13, SOUTH 3 DEGREES 15 MINUTES WEST 50 FEET TO AN IRON PIN;

THENCE NORTH 88 DEGREES WEST 270.4 FEET TO THE CENTER OF LLOYD AVENUE;

THENCE WITH THE CENTER OF LLOYD AVENUE NORTH 13 DEGREES EAST 50 FEET TO THE POINT OF BEGINNING.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.