This instrument prepared by:
George E. Mudter, Jr., Attorney
254 Highlands Building
Brentwood, Tennessee 37027

Send Tax Bills to New Owner(s):
WESTERN MORTGAGE CORPORATION
2700 Wilshire Boulevard
Los Angeles, California 90057

Map 65-9 Group _____ Parcel 114

SUBSTITUTE TRUSTEE'S DEED

BOOK 5716 PAGE 842

WHEREAS, default having been made in the payment of the debt and obligations, terms, and conditions, provided for in that certain Deed of Trust, dated May 22, 1980, to Leon Sharber, Trustee, executed by Winifred Dennis and wife, Irene L. Dennis, as same appears of record in Book 5605, page 668, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Leon Sharber, as Trustee under said Deed of Trust and has nominated and appointed George E. Mudter, Jr., as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 5702, page 656, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said George E. Mudter, Jr., Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on January 29, 1981, and subsequent insertions appearing on February 5, 1981, and February 12, 1981, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on February 23, 1981, at 12:20 o'clock P. M., being the time and at the front door of the Courthouse in Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to GENSTAR PACIFIC FINANCIAL CORPORATION, WESTERN MORTGAGE CORPORATION DIVISION, at and for the sum of FIFTY-EIGHT THOUSAND SIX HUNDRED FIFTY AND NO/100 ($58,650.00) DOLLARS, which was the highest and best bid in connection therewith; 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 sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment of GENSTAR PACIFIC FINANCIAL CORPORATION, WESTERN MORTGAGE CORPORATION DIVISION, of the sum of money so paid, the receipt of which is hereby acknowledged, the undersigned, George E. Mudter, Jr., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said GENSTAR PACIFIC FINANCIAL CORPORATION, WESTERN MORTGAGE CORPORATION DIVISION, its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

Being Lot No. 404 in Section 4 of Sherwood Forest S/D, which is of record in Plat Book 4460, pages 182 and 183, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Winifred Dennis and wife, Irene L. Dennis, by deed from Larry S. Hixson and wife, Judy Hixson of record in Book 5605, page 665, said Register's Office.

This is improved property known as 4817 Shasta Drive, Old Hickory, Tennessee 37128.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto GENSTAR PACIFIC FINANCIAL CORPORATION, WESTERN MORTGAGE CORPORATION DIVISION, its successors and assigns, in fee simple forever, to whom the said George E. Mudter, Jr., 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 no further or otherwise.

IN WITNESS WHEREOF, George E. Mudter, Jr., as Substitute Trustee, has executed this instrument on the 26th day of February, 1981.

George E. Mudter, Jr.
GEORGE E. MUDTER, JR.,
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of February, 1981.

Helen D. Scott
NOTARY PUBLIC

My Commission Expires: 4-17-83

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $58,650.00.

George E. Mudter, Jr.
Affiant

Sworn to and Subscribed before me,
this the 26th day of February, 1981.

Helen D. Scott
Notary Public

My Commission Expires: 4-17-83

MAR 3 12 05 PM '81
IDENTIFICATION REFERENCE
G 31573

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5716 PAGE 844

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			58650.00- CO	
			152.36 CO TX	
			.50 PRFEE	
			6.00 WDELD	
			CHECK 158.86-	
2683A03/03/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

631573

IDENTIFICATION REFERENCE

MAR 3 12 05 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 809472