This Instrument Prepared By:
George E. Mudter, Jr., Attorney
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Send Tax Bills to New Owner(s):
Genstar Mortgage Corporation
700 North Central Avenue
Glendale, California 91203

Map 52-4 Group_____ Parcel 53

Field Book No. 11D89344 BOOK 5816 PAGE 532

SUBSITUTE TRUSTEE'S DEED

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 December 1, 1978, to Wilkins, Adams, Weems and Spicer, Attorneys, Trustees, executed by Larry G. Spinks et ux, Annie Mae Spinks, as same appears of record in Book 5372, page 359, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Wilkins, Adams, Weems and Spicer, Attorneys, as Trustees 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 5799, page 848, 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 October 8, 1981, and subsequent insertions appearing on October 15, 1981, and October 22, 1981, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on October 30, 1981, at 12:00 o'clock noon, being the time and at the front door of the Courthouse in Nashville, 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 Mortgage Corporation, a Delaware corporation (formerly Genstar Pacific Financial Corporation, Western Mortgage Corporation) at and for the sum of Thirty-eight Thousand Five Hundred and 00/100 ($38,500.00) 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 by Genstar Mortgage Corporation, a Delaware corporation (formerly Genstar Pacific Financial Corporation, Western Mortgage Corporation), of the sum of money so paid, 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 Mortgage Corporation, a Delaware corporation (formerly Genstar Pacific Financial Corporation, Western Mortgage Corporation), 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:

> Land in Davidson County, Tennessee, being Lot No. 50 on the plan of Section 1, Revised, Arrowhead Estates, of record in Book 4955, page 27, Register's Office for said County.
>
> Said Lot No. 50 fronts 71.38 feet on the southerly margin of Manzano Road and extends back 100.13 feet on the northeasterly line and 152.13 feet on the westerly line to a broken line in the rear, measuring 151.18 feet thereon.

Being the same property conveyed to Larry G. Spinks and wife, Annie Mae Spinks by deed from George W. Telford and wife, Julia Dey Telford of record in Book 5372, page 357, Register's Office for Davidson County, Tennessee.

This is improved property known as 204 Manzano Road, Madison, Tennessee 37115.

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 Mortgage Corporation, a Delaware corporation (formerly Genstar Pacific Financial Corporation, Western Mortgage Corporation), 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 6 day of November, 1981.

GEORGE E. MUDTER, JR.,
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George E. Mudter, Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 6th day of November, 1981.

Sharron C. Couch
NOTARY PUBLIC

My commission expires: April 21, 1985

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 $38,500.00.

Affiant

Sworn to and subscribed before me,
this 6th day of November, 1981.

Sharron C. Couch
Notary Public

My commission expires: April 21, 1985

IDENTIF. REFERENCE

Nov 6 12 06 PM '81
FELIX A. ALLISON JR. REGISTER
DAVIDSON COUNTY, TENN.

G 67224

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5816 PAGE 534

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			38500.00-	CO
			100.10	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	106.50-
6963A	11/06/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.67224 T

IDENTIF. REFERENCE

NOV 6 12 06 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 852117