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

Send Tax Bills to New Owner(s):
Western Pacific Financial Corporation
P.O. Box 1201
San Bernardino, California 92402

Map 44-15 Group_____ Parcel 293

Field Book No. 04D-41600

BOOK 5820 PAGE 191

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 July 3, 1980, to MICKEY CARROLL, Trustee, executed by ROBERT AUGUST PRANGE, as same appears of record in Book 5621, page 201, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Mickey Carroll, 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 5804, page 61, 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 15, 1981, and subsequent insertions appearing on October 22, 1981, and October 29, 1981, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on November 6, 1981, at 12:20 o'clock P.M., 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 Western Pacific Financial Corporation at and for the sum of TWENTY-EIGHT THOUSAND AND NO/100 DOLLARS ($28,000.00), 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 Western Pacific Financial 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 Western Pacific Financial 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:

> Being Lot No. 36-24 of Section D on the Plan of E I DuPont deNemours and Company's Subdivision the Plan of the Village of Old Hickory of record in Book 1424, page 65 and Book 1835, page 52 Register's Office for Davidson County, Tennessee and is described as follows:
>
> Said Lot No. 36-24 fronts 61.1 feet on the easterly margin of Debow Street and runs back between lines which both measure 132.6 feet to a dead line in the rear formerly the westerly margin of Dodson Street on which it measures 61.0 feet.

11/17 79.30 - CHECK

8709

Being the same property conveyed to Robert August Prange by deed from Donald L. Jones and wife, Reba Carol Jones of record in Book 5621, page 198, Register's Office for Davidson County, Tennesee. BOOK 5820 PAGE 192

This is improved property known as 1013 Debow Street, Old Hickory, Tennessee 37138.

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 Western Pacific Financial 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 17th 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 17th day of November, 1981.

NOTARY PUBLIC

My commission expires: April 11, 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 $28,000.00.

Affiant

Sworn to and subscribed before me,
this 17th day of November, 1981.

Notary Public

My commission expires: April 11, 1985

IDENTIFICATION

NOV 17 3 56 PM '81

REGISTER
DAVIDSON COUNTY, TENN.

668613

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5820 PAGE 193

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
			28000.00-	CO
			72.80	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	79.30-
8709A	11/17/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G68613

IDENTIF. REFERENCE

Nov 17 3 56 PM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 853794