2875 02/16 86.50- CHECK

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

Send Tax Bills to New Owner(s):
Security Pacific Mortgage Corporation
P.O. Box 2450
Denver, Colorado 80201

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Map 83-6 Group_____ Parcel 251

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 June 14, 1979, to Luis del Mazo, Trustee, executed by Richard F. Wolff and wife, Linda Wolff, as same appears of record in Book 5460, page 920, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Luis del Mazo, 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 5840, page 469, 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 21, 1982, and subsequent insertions appearing on January 28, 1982, and February 4, 1982, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on February 12, 1982, at 12:30 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 Security Pacific Mortgage Corporation at and for the sum of Thirty Thousand Eight Hundred Fifty and No/100 ($30,850.00) 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 Security Pacific 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 Security Pacific 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:

> Being part of Lots Nos. 27 and 28 on the Map of Olivia W. Sharpe's addition of record in Book 332, page 17, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at a point in the easterly margin of Setliff Place 90 feet south of the southerly margin of Estella Avenue; thence easterly 238 feet to a point in the west margin of an alley, said point being 68 feet south of the southerly margin of Estella Avenue; thence with the margin of said alley southerly 50.5 feet to the northeast corner of property conveyed to E.W. Seago and wife, by deed of record in Book 1235, page 261, said Register's Office; thence along Seago's north line westerly 243 feet more or less to the east margin of Setliff Place; thence with the margin of the same northerly 60 feet to the beginning.

OFFICIAL RECEIPT

Being the same property conveyed to Richard F. Wolff and wife, Linda Wolff by deed from Robert W. Parkhurst and Edd R. Turner, III of record in Book 5460, page 917, Register's Office for Davidson County, Tennessee.

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This is improved property known as 715 Setliff Place, Nashville, Tennessee 37206.

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 Security Pacific 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 16 day of February, 1982.

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 16th day of February, 1982.

Sharon 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 $30,850.00.

Affiant

Sworn to and subscribed before me,
this 16th day of February, 1982.

Sharon C. Couch
Notary Public

My commission expires: April 21, 1985

IDENTIF. REFERENCE
FEB 16 3 23 PM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

G 7 9 9 4 8

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5852 PAGE 580

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

30850.00- CO
60.58 CO TX
.50 PRFEE
6.00 WDEED
CHECK 86.58-
2875A02/16/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37948

IDENTIF. REFERENCE T

FEB 16 3 23 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 867399