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

Send Tax Bills to New Owner(s):
Shearson/American Express Mortgage Corporation
1201 E. Highland Avenue, Suite D
San Bernardino, CA 92404

Map 72-12 Parcel 232 FB #15DZ 55790

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SUBSTITUTE 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 October 10, 1978, to Mickey Carroll, Trustee, executed by Lawson J. Raymer and wife, Patsy L. Raymer, as same appears of record in Book 5349, page 109, 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 5803, page 770, 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 November 17, 1983, and subsequent insertions appearing on November 24, 1983, and December 1, 1983, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on December 13, 1983, 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 Shearson/American Express Mortgage Corporation at and for the sum of Thirty Thousand Sixty-two and 17/100 ($30,062.17) 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 Shearson/American Express 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 Shearson/American Express 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 the westerly 42-1/2 feet of Lot No. 84 and the easterly 15 feet of Lot No. 85 on the Plan of Waters Place on Maxey Lane, as of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee.
>
> Said part of Lots Nos. 84 and 85 adjoin and front together 57-1/2 feet on the southerly side of Hanover Avenue, and extends back between parallel lines 150 feet to a line in the rear.
>
> Being the same property conveyed to Robert L. Sawyer by deed from Lawson J. Raymer and wife, Patsy L. Raymer of record in

12/13 84.75- CHECK

9164

Book 5435, page 819, Register's Office for Davidson County, Tennessee.

This is improved property known as 1714 Hanover Drive, Nashville, Tennessee 37216.

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 Shearson/American Express 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 13th day of December, 1983.

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 13th day of December, 1983.

NOTARY PUBLIC

My commission expires: 10-20-85

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 $30,062.17.

Affiant

Sworn to and subscribed before me,
this 13th day of December 1983.

Notary Public

My commission expires: 10-20-85

T IDENTIF. REFERENCE
Dec 13 12 06 PM '83
FEE $
REGISTER
DAVIDSON COUNTY, TN
91745

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

30062.17- CAMT.
78.26 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 84.76-
9164A12/13/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

491745

IDENTIF. REFERENCE

DEC 13 12 06 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 999783