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
2460 West 26th Avenue
P.O. Drawer 2450
Denver, Colorado 80201

Map 82-03 Parcel 118 Field Book No. 20W15300

SUBSTITUTE TRUSTEE'S DEED

BOOK 6256 PAGE 295

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 September 28, 1979, to Luis Del Mazo, Trustee, executed by James T. Taylor, Jr., and wife, Lynn Taylor, as same appears of record in Book 5512, page 45, 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 6197, page 655, Register's Office for Davidson County, Tennessee, and 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 February 9, 1984, and subsequent insertions appearing on February 16, 1984, and February 23, 1984, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on March 6, 1984, 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 Security Pacific Mortgage Corporation at and for the sum of Twenty-nine Thousand Three Hundred Thirty-three and 23/100 ($29,333.23) 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; and

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:

> Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Benedict Land Company's Subdivision, as of record in Book 332, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to James T. Taylor, Jr., and wife, Lynn Taylor, by Trustees Deed from Harold Reeves, Trustee, of record in Book 5976, page 467, Register's Office for Davidson County, Tennessee.

This is improved property known as 1107 N. 2nd Street, Nashville, Tennessee 37219.

03/23 82.50 - CHECK

3810

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 6th day of March, 1984.

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 March, 1984.

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 $29,333.23.

Affiant

Sworn to and subscribed before me,
this 6th day of March, 1984.

Notary Public

My commission expires: 10-20-85

111052

IDENTIF. REFERENCE

MAR 23 3 42 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 6256 PAGE 297

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

29333.23- CAMT.
76.19 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 82.63-
2810A03/23/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 1 0 5 2

IDENTIF. REFERENCE

MAR 23 3 42 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 22748