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

Map 162-12 Parcel 2 Field Book No. 5DU 32600

SUBSTITUTE TRUSTEE'S DEED BOOK 6307 PAGE 687

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 March 6, 1980, to Mickey Carroll, Trustee, executed by Ronald E. Packingham and wife, Neva Jo Packingham, as same appears of record in Book 5577, page 497, 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 6266, page 603, 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 May 3, 1984, and subsequent insertions appearing on May 10, 1984, and May 17, 1984, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on May 29, 1984, at 12:10 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 Sixty-three Thousand Twenty-one and 24/100 ($63,021.24) 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 Lot No. 4 on the Plan of Bell Trace, Section 1, which is of record in Book 5210, page 36, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Gerald L. Thomas and wife, Barbara R. Thomas by deed from Ronald E. Packingham and wife, Neva Jo Packingham of record in Book 5608, page 97, Register's Office for Davidson County, Tennessee.

This is improved property known as 5300 Mill Creek Drive, Antioch, Tennessee 37013.

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 29th day of May, 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 (or proved to me on the basis of satisfactory evidence), 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 29th day of May, 1984.

Jean Patterson
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 $63,021.24.

Affiant

Sworn to and subscribed before me,
this 29th day of May, 1984.

Jean Patterson
Notary Public

My commission expires: 10-20-85

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IDENTIF. REFERENCE

JUN 4 3 43 PM '84

FELIX Z. ANDERSON REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6307 PAGE 689

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
			63021.24- CAMT. 163.80 CSTAX .50 PRFEE 6.00 REREC CHECK 170.30- 2066A06/04/84 CAL .30	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 2 6 6 7 2

IDENTIF. REFERENCE

JUN 4 3 43 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0041450