This instrument prepared by:

Patricia Spicer Carden , Atty.
Suite 200, 236 4th Avenue North
Nashville, Tennessee 37219

BOOK 6345 PAGE 936

SUBSTITUTE TRUSTEE'S DEED

WHEREAS,on the 30th day of September, 1983, Alan L. Saturn was named Trustee in a Deed of Trust of even date executed by James B. Waggoner and wife, Shirley Waggoner, conveying to him as Trustee the estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 43,824,00, principal and interest at 13% per cent per annum on the unpaid balance, said Deed of Trust being recorded in Book 6165, Page 396, in the Register's Office for Davidson, County, Tennessee;

WHEREAS, Patricia Spicer Carden, was appointed Substitute Trustee under the said Deed of Trust by instrument recorded in Book 6332, Page 203, in the Register's Office for Davidson, County, Tennessee; Patricia Spicer Carden, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust, advertised the real estate as required by law and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three(3) successive publications, namely: June 28, 1984, July 5, 1984, July 12, 1984, in The Nashville Record, a newspaper published in Davidson, County, Tennessee said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust.

PURSUANT to said advertisement on July 19, 1984, at 10:30 a.m., at the south door of the Courthouse in Davidson, County, Tennessee it, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in lieu of the hereinabove mentioned equities, as provided in said Deed of Trust, at which time Sunshine Mortgage Company, submitted the highest and best bid in the amount of $ 48,530.00.

NOW THEREFORE, in consideration of the premises, Patricia Spicer Carden, Substitute Trustee, does hereby sell, transfer and convey to Sunshine Mortgage Company, its assigns and succesors in fee simple, and in bar of all equities above mentioned , the following described real property, to wit:

07/26 135.30 CHECK

3374

LAND in Davidson County, Tennessee being Lot No. 29, and the southerly half of the westerly 204.5 feet, more or less, of Shinkle Avenue, as shown on the plan of Riverside Drive Subdivision, of Record in Book 974, pages 60 and 61, Register's Office for Davidson, County, Tennessee, described according to a survey prepared by Z. J. Wilkerson, Surveyor, October 12, 1940, as follows:

SAID Lot No. 29 and the southerly half of the westerly 204.5 feet of Shinkle Avenue front together 70 feet on the easterly side of Riverside Drive and run back between parallel lines 204.5 feet, more or less, to a line on which it measures 70 feet, the southerly 50 feet of said line being the westerly margin of said Lot No. 55 in said subdivision.

BEING the same property conveyed unto James B. Waggoner and Shirley Waggoner by Deed from M. Morris Jenkins, Trustee of Record in Book 6165, Page 393, Register's Office for Davidson, County, Tennessee.

Patricia Spicer Carden, Substitute Trustee, conveys to Sunshine Mortgage Company, all the rights conveyed to her as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as she, as such Substitute Trustee, may lawfully make, all her actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in her under said Deed of Trust herein above referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this the 19th day of July, 1984.

Patricia Spicer Carden
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Spicer Carden, Trustee, the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, the 19th day of July, 1984.

My commission expires: 3-16-87

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 48,530.00.

Affiant

Subscribed and sworn to before me, this the 19th day of July, 1984.

Notary Public

My commission expires: 3-16-87

OWNER'S NEW ADDRESS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sunshine Mortgage	Same	15 DZ 35040
P. O. Box 9274		072-15-0
Marietta, GA 30065		

I 3 8 7 2 3

IDENTIF. REFERENCE

JUL 26 8 57 AM '84

FELIX ... REGISTER
DAVIDSON COUNTY, TN

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
			48530.00- CONT.	
			126.10 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 135.60-	
6874407/26/84			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 8 7 2 3

IDENTIF. REFERENCE

JUL 26 8 57 AM '84

FELIX Z. WILSON CO. REGISTER
DAVIDSON COUNTY, TN

No.0055833