This instrument prepared by: 65410

Patricia Spicer Carden, Atty.
236 Fourth Avenue North, Ste. 200
Nashville, Tennessee 37219

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 17th day of January, 1984, Alan L. Saturn was named Trustee in a Deed of Trust of even date executed by Bobby D. Osborne and wife, Judy Osborne, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $35,430.00, principal and interest, at 12.5 percent per annum on the unpaid balance, said Deed of Trust being recorded in Book 6225, Page 212, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Patricia Spicer Carden, Substitute Trustee, was appointed Substitute Trustee under the said Deed of Trust by instrument recorded in Book 6476, Page 823, 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 her as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving 21 days notice by 3 successive publications, namely: January 10, 1985, January 17, 1985, January 24, 1985, 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 January 31, 1985, at 10:30 A. M., at the South door of the Courthouse in Davidson County, Tennessee, she, 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 bar of the hereinabove mentioned equities, as provided in said Deed of Trust, at which time Sunshine Mortgage Corporation, submitted the highest and best bid in the amount of $38,794.01.

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

LAND in Davidson County, Tennessee, being Lot No. 39 on the plan of Revised Plan, Section One, First Addition, Trinity Hills Village, of record in Book 4175, Page 92, Register's Office for said County.

SAID Lot No. 39 fronts 83.3 feet on the northwesterly margin of Matthews Court and extends back 118.3 feet on the southwesterly

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3660

line and 105.8 feet on the northeasterly line to a dead line in the rear, measuring 36.5 feet thereon.

BEING the same property conveyed to Bobby Osborne and wife, Judy Osborne, by deed from Jimmy Osborne, of record in Book 6225, Page 209, Register's Office for Davidson County, Tennessee.

Patricia Spicer Carden, Substitute Trustee, conveys to Sunshine Mortgage Corp. 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 hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 31st day of January, 1985.

1 8 5 | 4 4

IDENTIF. REFERENCE

FEB 25 11 00 AM '85

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

RECEIVED

Patricia Spicer Carden
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County, Patricia Spicer Carden, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 31st day of January, 1985.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires Oct. 24, 1988

The actual consideration or value, whichever is greater, for this transfer is $38,794.01.

AFFIANT

Subscribed and sworn to before me, this the 31st day of January, 1985.

NOTARY PUBLIC

My Commission Expires: ~~My Commission Expires Oct. 24, 1988~~

Address of New Owners	Send Tax Bills To:	Map-Parcel Numbers:
Sunshine Mortgage Corp. P.O. Box 9274 Marietta, GA 30065	SAME	13DA 22145 071-01-0 111.00

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

RECEIVED OF _____

FOR _____

BOOK 6498 PAGE 660

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

38794.01- CAMT.
100.88 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 107.38-
3660A02/25/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 5 1 4 5

IDENTIF. REFERENCE

FEB 25 11 00 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 110988