BK 38

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 W. 26th Avenue
Denver, CO 80211

Map 108-08 Parcel 18.00 Field Book No. 3D 86492

SUBSTITUTE TRUSTEE'S DEED

BOOK 6528 PAGE 891

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 August 27, 1982, to Warren H. Wild, Jr., Trustee, executed by John T. Lowrance and wife, Mary Evelyn Lowrance, as same appears of record in Book 5932, page 301, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Warren H. Wild, Jr., as Trustee under said Deed of Trust and has nominated and appointed Marilyn J. Patterson, as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 6492, page 77, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Marilyn J. Patterson, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and she 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 March 7, 1985, and subsequent insertions appearing on March 14, 1985, and March 21, 1985, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on March 29, 1985, 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 Forty Nine Thousand Four Hundred Eighty Five and 11/100 ($49,485.11) 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, Marilyn J. Patterson, 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:

A certain condominium apartment in Davidson County, Tennessee described as follows: Unit No. 18, Lot No. 15, in a Horizontal Property Regime as shown on the condominium site plan, Section 2, Phase II, Quail Valley, as of record in Plat Book 5200, page 395, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John T. Lowrance and wife, Mary Evelyn Lowrance, by deed from TennReal, Inc. of record in Book 5932, page 298, Register's Office for Davidson County, Tennessee.

04/08 135.20- CHECK

6053

This is improved property known as 1105 Quail Court West, Nashville, Tennessee 37214.

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 Marilyn J. Patterson, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Marilyn J. Patterson, as Substitute Trustee, has executed this instrument on the 8th day of April, 1985.

Marilyn J. Patterson
MARILYN J. PATTERSON
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marilyn J. Patterson, 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 foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 8th day of April, 1985.

Cheryl V. Nauman
NOTARY PUBLIC

My commission expires: 12-4-88

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 $49,485.11.

Marilyn J. Patterson
Affiant

Sworn to and subscribed before me,
this 8th day of April, 1985.

Cheryl V. Nauman
Notary Public

My commission expires: 12-4-88

I 9 4 9 8 8

IDENTIF. REFERENCE

APR 8 2 58 PM '85

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6528 PAGE 893

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
			49485.11- CAMT	
			128.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 135.20-	
			6053A04/08/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 94988

IDENTIF. REFERENCE

APR 8 2 58 PM 85

DAVIDSON COUNTY, TN

No. 123047