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
Denver, CO 80220

Map 82-03 Parcel 59.00 Field Book No. 20W 13345

SUBSTITUTE TRUSTEE'S DEED

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 May 19, 1980, to Mickey Carroll, Trustee, executed by Gloria L. Drake, unmarried, as same appears of record in Book 5604, page 433, 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 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 6660, page 724, 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 September 26, 1985, and subsequent insertions appearing on October 3, 1985, and October 10, 1985, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on October 22, 1985, at 11:00 o'clock A.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 Thirty Nine Thousand Nine Hundred Fifty Three and 48/100 ($39,953.48) 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:

> Being Lot No. 84 on the Plan of Sharpe and Horn's Second Addition to Northeast Nashville, as of record in Book 161, page 53, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 84 fronts 50 feet on the easterly side of Joseph Avenue and runs back between parallel lines 145 feet to an alley and measures 50 feet on the westerly side of said alley.
>
> Being the same property conveyed to Gloria L. Drake, unmarried, by deed from Curtis Ellis Construction Company, Inc. of record in Book 5604, page 430, Register's Office for Davidson County, Tennessee.

6776

This is improved property known as 1005 Joseph Avenue, Nashville, TN 37207.

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 22nd day of October, 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 he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 22nd day of October, 1985.

Sharon C. Couch
NOTARY PUBLIC

My commission expires: 3-8-89

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 $39,953.48.

Marilyn J. Patterson
Affiant

Sworn to and subscribed before me,
this 22nd day of October, 1985.

Sharon C. Couch
Notary Public

My commission expires: 3-8-89

46290

IDENTIFICATION REFERENCE

Oct 22 11 08 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6688 PAGE 424

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			39953.48- CAMT.	
			104.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	110.50-
			8776A10/22/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 6 2 9 0

IDENTIFICATION REFERENCE

Oct 22 11 05 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184197